

PB# 90-54

AIR PRODUCTS, INC.

4-3-17.1

AIR PRODUCTS INC. (WEMBLY RD.) #90-54
(HELMER) SITE PLAN *Approved* 93-91

General Receipt

11751

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

November 26 19 90

Received of William F. Helmer \$ 25.00

Twenty five and 00/100 DOLLARS

For Planning Board Application Fee # 90-54

DISTRIBUTION:

FUND	CODE	AMOUNT
06 th 2176		25.00

By Pauline H. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

11752

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

November 26 19 90

Received of Pauline H. Townsend \$ 750.00

Seven Hundred Fifty and 00/100 DOLLARS

For William F. Helmer, Air Products Inc # 90-54

DISTRIBUTION:

FUND	CODE	AMOUNT
06 th 2179		750.00

By Pauline H. Townsend

Captain

Title

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. NWT 20 91 M

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Helmer, William F.
for a Site Plan - Within 500' of Rte. 300
County Action: Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



America the Beautiful USA 15

**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

Goshen, N.Y. 10924



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

20 August 1992

MEMORANDUM FOR RECORD

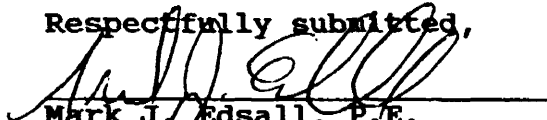
SUBJECT: AIR PRODUCTS SITE PLAN
NEW WINDSOR PLANNING BOARD 90-54

This memorandum shall confirm that on the afternoon of 18 August 1992 the undersigned and Town Building Inspector Michael Babcock visited the site to determine the status of the completed work, per the approved plan. At the time of our visit, the following items were noted:

1. No additional work has been performed within the Town roadway relative to roadside swale/drainage. I advised Mike that this item requires a "write-off" from Skip Fayó who, to my understanding, requires additional work to be done.
2. No bollards have been installed to protect the exterior nitrogen tank. Mike and I have indicated on several occasions in the past, to the Applicant, that this is (in our opinion) a hazard. We have also advised Bill Kless of Helmer Cronin in this regard.

At this time, it is my opinion that the site plan is not complete.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

cc: Michael Babcock, Town Building Inspector
James Petro, Planning Board Chairman

A:8-20-2E.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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Milford, Pennsylvania 18337
(717) 296-2765

15 July 1992

MEMORANDUM

TO: Michael Babcock, Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: AIR PRODUCTS SITE PLAN (90-54)
SITE PLAN COMPLETION REVIEW 7/14/92

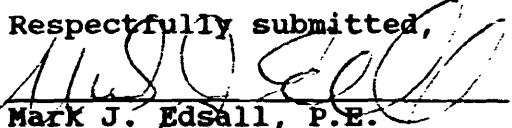
This memorandum shall confirm that on 14 July 1992 we made a follow-up visit to inspect the status of completion for the subject site. A review had previously been made on 27 May 1992, with a memorandum issued on 28 May 1992 listing the completion deficiencies.

All items noted on the list appear to be completed, with the exception of the following:

1. The drainage/paving improvements along the roadway may be less than what I understand was the requirement of the Town Highway Superintendent. As such, the Highway Superintendent should review the work as completed, and determine if additional improvements are necessary.
2. The bollards near the oxygen tank and piping/equipment, at the rear of the building, have not been installed. These should be installed and appropriately painted yellow in color.

It is my recommendation that you advise the property owner of these outstanding requirements. Further, I recommend that the Bond amount be held, and released upon the completion of these two items. My participation in an additional site inspection appears not to be necessary, unless you have any further questions; as such, once you confirm that the above are completed, you can advise the comptroller that the Site Performance Bond can be released.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk

cc: James Petro, Planning Board Chairman
A:7-15-3E.mk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/27/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 90-54

NAME: AIR PRODUCTS, INC.

APPLICANT: HELMER, WILLIAM F.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/26/90	SITE PLAN MINIMUM	PAID		750.00	
08/12/91	P.B. ENGINEER FEE	CHG	647.50		
		TOTAL:	647.50	750.00	-102.50

Please issue a check in the
amount of \$102.50 To:

William Helmer
27 Central Drive
Stony Point, N.Y. 10980

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/24/91

PAGE: 2

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 90-54

NAME: AIR PRODUCTS, INC.

APPLICANT: HELMER, WILLIAM F.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
REV3	07/19/91 MUNICIPAL HIGHWAY	/ /
REV3	07/19/91 MUNICIPAL WATER	07/23/91 APPROVED
REV3	07/19/91 MUNICIPAL SEWER	/ /
REV3	07/19/91 MUNICIPAL SANITARY	/ /
REV3	07/19/91 MUNICIPAL FIRE	/ /
REV3	07/19/91 PLANNING BOARD ENGINEER	/ /

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/24/91

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-54

NAME: AIR PRODUCTS, INC.

APPLICANT: HELMER, WILLIAM F.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	11/26/90	MUNICIPAL HIGHWAY	05/14/91	SUPERSEDED BY REV1
ORIG	11/26/90	MUNICIPAL WATER	12/04/90	APPROVED
ORIG	11/26/90	MUNICIPAL SEWER	05/14/91	SUPERSEDED BY REV1
ORIG	11/26/90	MUNICIPAL SANITARY . NO INFORMATION REGARDING DISPOSAL OF WASTE	11/26/90	DISAPPROVED
ORIG	11/26/90	MUNICIPAL FIRE	12/05/90	APPROVED
ORIG	11/26/90	PLANNING BOARD ENGINEER	05/14/91	SUPERSEDED BY REV1
REV1	05/14/91	MUNICIPAL HIGHWAY	06/18/91	SUPERSEDED BY REV2
REV1	05/14/91	MUNICIPAL WATER	05/16/91	APPROVED
REV1	05/14/91	MUNICIPAL SEWER . DOES PROPERTY HAVE PERMISSION TO TIE INTO PUMP STATION?	05/17/91	APPROVED
REV1	05/14/91	MUNICIPAL SANITARY	05/15/91	APPROVED
REV1	05/14/91	MUNICIPAL FIRE	05/15/91	APPROVED
REV1	05/14/91	PLANNING BOARD ENGINEER	06/18/91	SUPERSEDED BY REV2
REV2	06/18/91	MUNICIPAL HIGHWAY	07/19/91	SUPERSEDED BY REV3
REV2	06/18/91	MUNICIPAL WATER	06/20/91	APPROVED
REV2	06/18/91	MUNICIPAL SEWER . NOT ON DEC APPROVED LIST FOR HOOK UP	06/26/91	APPROVED
REV2	06/18/91	MUNICIPAL SANITARY	06/19/91	APPROVED
REV2	06/18/91	MUNICIPAL FIRE . VEHICLE PROTECT/:PROPANE TANK AREA&CONCRETE PADS GAS TANKS . SEE REVIEW SHEET IN DEPT. REVIEW SECTION OF FILE	06/20/91	APPR.-CONDITIONAL
REV2	06/18/91	PLANNING BOARD ENGINEER	07/19/91	SUPERSEDED BY REV3
REV2	06/27/91	O.C. PLANNING DEPT.	07/19/91	SUPERSEDED BY REV3

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/24/91

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 90-54

NAME: AIR PRODUCTS, INC.

APPLICANT: HELMER, WILLIAM F.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/26/91	PUBLIC HEARING HELD	CLOSED P.H.-RETURN
05/22/91	P.B. APPEARANCE	WAIVE 90 DAY/L.A.
05/22/91	ABOVE CONTINUED	SITE VISIT 5/29/91
05/14/91	WORK SESSION APPEARANCE	REVISE-RETURN TO P.B
11/28/90	P.B. APPEARANCE	Z.B.A. REFERRAL

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
Application

FOR PROJECT NUMBER: 90-54

NAME: AIR PRODUCTS, INC.

APPLICANT: HELMER, WILLIAM F.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/26/90	APPLICATION FEE	CHG	25.00		
11/26/90	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
Escrow

FOR PROJECT NUMBER: 90-54

NAME: AIR PRODUCTS, INC.

APPLICANT: HELMER, WILLIAM F.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
11/26/90	SITE PLAN MINIMUM	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 90-54

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date 6-26-91

☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Helmer, William F.

Address 27 Central Dr. - Stony Point, N.Y. 10980

3. Applicant*: Name _____

Address _____

* If Applicant is owner, leave blank

4. Location of Site: Wembly Rd. (North Side) 400' West of Rt. 300
(street or highway, plus nearest intersection)

Tax Map Identification: Section 4 Block 3 Lot 17.1

Present Zoning District PI Size of Parcel 5.536 Acres

5. Type of Review:

Special Permit: _____

Variance: Use _____

Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units _____

Site Plan: Use Distribution Warehouse / Office for Air Products

6/27/91
Date

Myra Mason, Secretary for the P.B.
Signature and Title

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on June 26, 1991 at 7:30P.M. on the approval of the proposed site plan (Subdivision of Lands)* (Site Plan)* OF Air Products located Block 3, section 14, Lot 17 Gateway International Park Map of the (Subdivision of Lands)(Site Plan)* is on file and may be inspected at the Town Clerk's Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: June 11, 1991

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

Carl Schiefer

Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

June 6, 1991

Mr. William Helmer
27 Central Drive
Stony Point, NY 10980

Re: Tax Map Parcel 4-3-17.13
Owner: William F. Helmer

Dear Mr. Helmer:

According to our records, the attached is a list of all properties contiguous to the above mentioned property.

The charge for this service is \$25.00, which you have already paid as your deposit fee.

Sincerely,

A handwritten signature in cursive script that reads "L. Cook".

LESLIE COOK
Sole Assessor

LC/po
Attachment
cc: Myra Mason

✓ Freedom Road Realty Associates ← 6/20/91
335 Temple Hill Road
New Windsor, NY 12553
Received a call from
Bill Helmer - This notice
came back as not deliverable
at this address. (m)

✓ The Coca-Cola Bottling Company of NY, Inc.
c/o Charles J. Smith
20 Horseneck Lane
Greenwich, CT 06830

✓ Senlar Associates
316 Blooming Grove Turnpike
PO box 4290
New Windsor, NY 12553

✓ Norris, H. Coleman } 505700 W. Bender Ct.
Wembly Rd. } Milwaukee, WI 53218
New Windsor, NY 12553

← 6/20/91 Per Bill Helmer:
This notice to be remailed
to corrected Address express
mail. (m)

✓ CHKK Realty Company
Wembly Rd., Gateway International Park
PO Box 4083
New Windsor, NY 12553

✓ Checked 6/11/91 OK - Myra

5 - above names

1 - George Gruen

1 - Andrew Krieger

1 - Mark Edsall, P.E.

1 - Carl Schiefer

1 - Pauline Townsend

10 Total Checked by Myra

INDUSTRIAL GASES

FLAMMABLE

1. Acetylene	562
2. Propane	46
3. Mapp	26
4. Hydrogen	50
5. Argon/Hydrogen	12
TOTAL	641

OXIDIZERS

1. Oxygen	420
-----------	-----

NON FLAMMABLE GASES

1. Nitrogen	44
2. Argon	50
3. Helium	43
4. Carbon Dioxide	63
5. Compressed Air	30
6. Nitrous Oxide	34
7. Argon/CO2	61
8. Argon/O2	12
9. Argon/Helium	3
10. Helium/Argon	4
11. Helium Tri Mix	4
12. Helium/Nitrogen	7

LIQUID CARBON DIOXIDE STORAGE

1.	20,000/lbs.
----	-------------

SPECIALTY GASES

FLAMMABLE

1. AA Acetylene	6	
2. Ammonia	2	
3. Hydrogen	50	
4. Propane	2	
5. Silane	1	(we have 1% in argon)
6. Methane	5	(we have 10% in argon)
7. Hydrogen Sulfide	1	(we have 985 ppm in H2)

FLAMMABLE LIMITS

CO - 12.5-74% (.03%) (.3%)
CH4 - 5 - 15%
Hydrogen Sulfide - 4 - 44%

Methane

(number include mixes - base gas or major component)

NON FLAMMABLE

1. Air	80	
2. Argon	40	(inert)
3. CO2	1	
4. Helium	50	(inert)
5. Halocarbon 22	1	
6. HCl	1	(Hydrogen Chloride)
7. HF	3	(Hydrogen Fluoride)
8. Nitrogen	80	(inert)
9. SF6	12	(Sulfur Hexafluoride)
10. BCl3	5	(Boron Trichloride)
11. BF3	3	(Boron Trifluoride)
12. Halocarbon 13	1	
13. SiF4	6	(Silicon Tetrafluoride)
14. Silicon Tet	1	(Silicon Tetrachloride)
15. SO2	4	(Sulfur Dioxide)
16. CF4	6	(Tetrafluoromethane)
17. HBr	3	(HydrogenBromide)

OXIDANTS

1. Chlorine	4	
2. NF3	6	(Nitrogen Trifluoride)
3. N2O	1	(mild)
4. Oxygen	25	

AIR PRODUCTS SITE PLAN (90-54) WEMBLY ROAD

Mr. Gregory Shaw of Shaw Engineering came before the Board representing this proposal.

MR. SHAW: Good evening, this application I believe came before the Board a couple of months ago on a sketch plan review process. I wasn't part of it. The architect, Dennis Yaklofsky made the presentation and he can bring you up-to-date with what transpired at that meeting. Generally, the Board gave some input with respect to the loading docks and the front of the building. What we have done is we have revised the sketch plan and it's before you tonight. We are not looking for an approval. The drawings are not 100% complete. We are just trying to get some feedback from the Board so you would feel more comfortable where we can go back and finish up the site plan submission and come back before you with a 100% complete submission. So, it's again we're looking for some input from you to see how you feel about the footprint, how the site lays out, you know, in its revised state and with that, I'll turn it over to the project architect.

MR. YAKLOFSKY: The major difference in the plan you see before you and the plan that we brought in, I think was in November, it was rather informal submission at that point and what we showed was the loading docks, which was the reference of the customer being on the front of the building facing the main road. It was our intention at that time to fence it in, screen it as best we could. That seemed to be operationally the most advantageous orientation of the loading docks. I think you're all somewhat familiar, if not very familiar with the operation of Air Products. And basically, this is a facility that would relocate them from their present location into Gateway Industrial Park.

What we have done subsequently based on the direction that we have gotten is to reorient the loading docks to the rear of the building, so that is visible from Wembly Road is really the main entrance to the facility, some parking areas and some customer pick-up, office space, vendor area but really more appropriate front facade of the facility. All of the loading areas, such as has been reoriented to the back of the property and is no longer visible from Wembly Road. The disposition from the site insofar as its grading and drainage has been basically the same. We are

still intending to screen the facility from Wembly Road with landscaping. We are basically draining off the property into an area that runs along the property line, the western property line and the disposition of the rear of the site is fundamentally flat. The nature of the loading requirements for Air Products is that the paved area be basically flat to allow the bottles to settle and to be set in properly. We are also requesting that in addition to a heavily reinforced concrete pad behind the building, which would take the trailer drop that the balance of the rear of the property be just an oil and chip arrangement for the balance of the trailer parking and so on.

And we are also proposing a warehouse, a minor warehouse structure for flamable storage. This little building, this little out building is intended to segregate all of the flamable gases that Air Products would load and then the mixture of flamable and nonflamable would be segregated to the long lineal wing at the western part of the building. The major part of the structure itself would house the office space, some storage and support facilities. But, what we have tried to do is to accomodate the comments that were raised at the earlier meeting and treat the front of the space more appropriately, as the front door to the facility and throw all of the loading areas and so on behind the building.

The product that Air Products is to dispense here is the same kind of gases that they currently deal with now.

MR. SCHIEFER: Any highly toxic gases?

MR. YAKLOFSKY: Well, you'd probably know the definition better than I, flamable yes, nonflamable yes, toxic I really don't know.

MR. STEVE WERNER: I can explain what gases that we do have. I have a list here and also gases that potentially could be. There are some toxic gases in their pure state but most or all of the gases that we presently have on our dock now are in like 1 to 2% like an Ardon (phonetic), which is a very dilluted percentage.

MR. DUBALDI: Can you provide a list for us?

MR. WERNER: Sure. Would you like that now?

MR. DUBALDI: If you have one now.

MR. EDSALL: The list alone may not be informative for all of us. We may need an explanation of the fact that under certain concentrations, they wouldn't be toxic.

MR. SCHIEFER: I am personally curious. I remember when I was working at IBM, I picked up a very small flask of gas. I was told if that leaked, there would be nobody left in the building alive. I'll incorporate this and put it into the folder.

MR. WERNER: This is also about a year ago, this was given to the Fire Marshall.

MR. SCHIEFER: If the Fire Marshall he has more authority than most of us on this.

MR. WERNER: Our product also has its own hazardous response team. We have a number of teams throughout the United States so we are very safety conscious for the community and our customers that use our gases.

MR. SCHIEFER: There's nothing new that you haven't been handling right along at the other site anyway?

MR. WERNER: Not at all.

MR. EDSALL: Can we ask kind of a basic question. The front yard setback requires 100. Why would you want to provide 99?

MR. SHAW: That's one of the beauties of computerated drafting, as I'm sure you are aware and that's why we call this a sketch drawing and not a final drawing, trust me it will be 100 when the final drawing comes out.

MR. EDSALL: We thought there had to be an easy explanation.

MR. SCHIEFER: Will you waive the 90 day deadline for the Board's action? Normally we have within 90 days we have to act on this. Right now, we're down to approving the conceptual plan.

MR. SHAW: Yes.

MR. SCHIEFER: Just a formality so we don't run into a problem later on.

MR. MC CARVILLE: I make a motion that the New Windsor Planning Board take lead agency position.

MR. VAN LEEUWEN: I'll second it.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. McCarville	Aye
Mr. Lander	Aye
Mr. Dubaldi	Aye
Mr. Schiefer	Aye

MR. MC CARVILLE: You'll have an additional shrubbery plan and so forth as you move down the road?

MR. SHAW: Yes.

MR. MC CARVILLE: I don't it's really necessary we look at it before, remember our concern was the docks, the docks over here facing the street and all that.

MR. VAN LEEUWEN: This is the first time I saw this, okay, prior meeting I wasn't here.

MR. MC CARVILLE: They come in with a plan with the loading facilities in the front.

MR. VAN LEEUWEN: In the front of it seems to be quite a concern about the drainage and I have heard several people talking about some problems. I want to look at the drainage where it is going, where it should be, how far we want to push this along to get the drainage work done.

MR. SCHIEFER: Mark's concern isn't just this, it's the overall drainage in the area.

MR. EDSALL: Unfortunately, we haven't gotten an answer on the drainage on this.

MR. VAN LEEUWEN: Drainage and the roads have to be done.

MR. EDSALL: Now, the town for the record is receiving complaints from the people that have occupied the previous site plans that the drainage is unacceptable. So, just passing it on.

MR. VAN LEEUWEN: There's a big drainage problem and I want to go down and look at that.

MR. MC CARVILLE: From the layout standpoint, the plan is greatly improved over what we saw before.

MR. SCHIEFER: Conceptually, we all agree with that. The only real concern I see here is the drainage and you're not alone, it's the entire area. Maybe we should go down and take a look at it. Do you want to go on record as to whether or not we should have a public hearing?

MR. VAN LEEUWEN: I would say we should have a public hearing on this simply because the different gases that are held there, kept there.

MR. SCHIEFER: Okay, where are you in the industrial park here?

MR. MC CARVILLE: Right across from CocaCola.

MR. SCHIEFER: All of your neighbors are going to be industrial.

MR. VAN LEEUWEN: It's all industrial. There's no houses.

MR. SCHIEFER: All right, we can ask for a public hearing and I'd rather suspect there may not be any response.

MR. VAN LEEUWEN: Let's take a look at the land and then discuss the public hearing.

MR. SCHIEFER: Why don't we reserve action on the public hearing for the time being, take a look at the site. Any other additional comments gentlemen?

MR. LANDER: Not at this time.

MR. DUBALDI: Not at this time, Mr. Chairman.

MR. SCHIEFER: Conceptually, it's a big improvement. We are going to take a look see at it.

MR. YAKLOFSKY: If you're going to require public hearing, is it still possible for us to have the public hearing and get final approval at the same time?

MR. SCHIEFER: Normally, no. It is possible, yes but if there is absolutely no objection, everything's been done, leave it up to the Board but normally, we do not do that. there's no hard and fast rule that we cannot.

MR. SHAW: Thank you.

BLOSSOM HEIGHTS SUBDIVISION (86-74)

Mr. William Hildreth, L.S. of Grevas & Hildreth came before the Board representing this proposal.

MR. HILDRETH: I brought a map just so you can see. I don't know when the last time was anybody saw this. This has received final approval. It's been Health Department and all that. And we have had two extensions, the last of which ran out on the 24th of March. The same disease that struck Windsor Square has struck this one, it's just economic times. What we'd like to do is get a reapproval so we can keep the job alive, if the Board is so inclined.

MR. VAN LEEUWEN: Bond's been posted and all that?

MR. HILDRETH: No, that's part of the problem. There's no money available for that. It was approved subject to some comments. I don't know if they have been addressed or not. I would ask for approval subject to the same comments, if again if the Board is so inclined.

MR. SCHIEFER: Legally final approval cannot be extended.

MR. VAN LEEUWEN: It's got to be reapproval. I think that's the only action we require right now. Do you want to reapprove this, start over on it?

MR. MC CARVILLE: I have no, refresh my memory on this.

MR. HILDRETH: Riley Road dumps out into 207, this direction here, this is section 1. There was other sections. It had some frontage over on Mt. Airy Road. We made 11 lots served by wells, water was a problem and then one of the conditions was to attach these remaining lands to either lot 11 or 8 so as to not cause a problem with, you know, remaining lands not for residential purposes, even though we are proposing residential.

MR. MC CARVILLE: That hasn't been done yet either?

MR. HILDRETH: No, because that was part of the conditions of approval and, you know, the bond couldn't be posted and everything just stopped.

MR. VAN LEEUWEN: Section of the road given to the town, is that donated?

MR. HILDRETH: Not yet. Again, another condition was offers for dedication.

MR. VAN LEEUWEN: A lot has to be done.

MR. HILDRETH: The descriptions can be done. That's not a problem. That and addressing this remaining lot. I think a note--

MR. SCHIEFER: How long would it take you to do these things and come back to us and approve it at that point all subject to the additions?

MR. HILDRETH: One of them was the bond estimate. The estimate may have been done. I don't know.

MR. EDSALL: I believe the bond estimate was, I'm not sure if the Town Board acted.

MR. HILDRETH: And I know there was no posting. The description I can do.

MR. VAN LEEUWEN: Who owns it?

MR. HILDRETH: It's owned by a pension trust, Aldorf Realty Pension Trust. All I have got to do is the descriptions. I can do that by the next meeting.

MR. EDSALL: Do you know if they paid the fees for the reviews since 1986?

MR. HILDRETH: I do not. Who can I check with?

MR. BABCOCK: Myra.

MR. EDSALL: Since this was not subject-to the escrow, the town could be hanging out for all the money from 1986 still.

MR. SCHIEFER: I personally have no objection to extending this. I don't want to influence the rest of you but I don't want to have to go through the whole darn thing.

MR. DUBALDI: Legally, can we?

MR. VAN LEEUWEN: We can reapprove it.

MR. DUBALDI: Does that mean we have to treat this as a whole new application?

MR. VAN LEEUWEN: No, but the only thing I'd like is

all the past fees paid. I want that road dedicated to the town, that 25 foot strip or 10 foot strip, whatever it might be.

MR. HILDRETH: There's a parcel here to be dedicated for Riley Road and also descriptions for the offers of dedication for these roads here, with easements for the temporary cul-de-sacs.

MR. VAN LEEUWEN: Well, the road and everything are inside but the piece along the road, I want that dedicated to the town.

MR. DUBALDI: Everything we are saying.

MR. SCHIEFER: What do you mean fees paid, all the fees repaid?

MR. VAN LEEUWEN: Not old fees, that might be outstanding.

MR. SCHIEFER: There's no question on that. Does he have to repay the old fees because we are doing it over?

MR. VAN LEEUWEN: We have never seen it done that way, as long as I have been on this Board.

MR. EDSALL: I'm not saying they should pay it twice but if they haven't been paid since '86, then they should be.

MR. HILDRETH: What you are speaking of is review fees? Because this was prior to the escrow.

MR. SCHIEFER: Rather than take action, give Bill the input, let him do as much as possible and then I'd seriously like to reapprove it. I don't want to go back to ground zero.

MR. LANDER: If these are all conditions before, why wasn't it dedeed to the town that if that was a condition of approval before.

MR. HILDRETH: It's a procedural snafu, probably at our end. These are details we like to clean up at the end but it died because of lack of funds so we never did it.

MR. VAN LEEUWEN: I'd like to see if the taxes are paid.

MR. MC CARVILLE: That was my thought, Bill, how the Town of New Windsor stands on taxes on this piece of

property.

MR. HILDRETH: I do not know. I do know that Orange County will not accept a mylar for filing unless the taxes are paid so should you approve it and should we get to the point where we can file it in Orange County, it wouldn't get filed until the taxes are paid.

MR. SCHIEFER: Any objections to letting Bill do as much as he can, pay all the fees?

MR. KRIEGER: Only one thing, Mr. Chairman, with respect to this business about redoing or not redoing, all the fees need not be repaid but the final application fee there should be a new final application fee that has to cover, you know, work that has to be done. You can't piggy back on the old application because there's now work that has to be done so that should be required. The purpose of reapproval so that the Board is reminded, the purpose of reapproving is that you take a fresh look at this application and you have to make a record of what you have done so to make sure that the conditions are as you understand them to be in the past, they have not changed, that nothing has arisen in the interim which would cause a problem or a difficulty or change in the neighborhood. For instance, it's unlikely that the topo of the land is going to change but change in the neighborhood, change in the road, change in the surrounding circumstances. That's what distinguishes a reapproval for a mere extension. An extension well you'll extend the other application, you don't have to take a fresh look at it here while you can do it and the formal application you should take a fresh look at it while reviewing it to make sure the conditions are as you believe them to be.

MR. SCHIEFER: That's part of the reason I don't want to do it now, give him a chance, let Mark look at it, basically know where we are heading towards.

MR. HILDRETH: How do I attach a dollar amount to that because I have to--

MR. MC CARVILLE: Think big.

MR. EDSALL: You're asking for another final approval. You may just pay the final approval fee because--

MR. BABCOCK: \$100 plus \$5 per lot.

MR. HILDRETH: And the review fees whatever they may or may not be. Okay, thank you.

JUL 17 1991

Rev. 3

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒
subdivision _____ as submitted by
Shaw Engineering for the building or subdivision of
New Facility for Air Products, Inc. has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynman D. Marton Jr.
~~SANITARY SUPERINTENDENT~~

July 29, 1991
DATE

✓
CC: M.E.



Louis Heimbeck
County Executive

Department of Planning
& Development
124 Main Street
Goshen, New York 10924
(914) 294-8151

Peter Garrison, Commissioner
Richard S. DeYork, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor

D P & D Reference No. NWT 20 91 M

County I.D. No. 4 / 3 / 17.1

Applicant Helmer, William F.

Proposed Action: Site Plan - Dist. Warehouse of Office

State, County, Inter-Municipal Basis for 239 Review Within 500' of Rte. 300

Comments: There are no significant inter-community or County-wide concerns to bring to your attention

Related Reviews and Permits _____

County Action: Local Determination XX Disapproved _____ Approved _____

Approved subject to the following modifications and/or conditions: _____

7/22/91

Date CC: H.E.

B. Vincent Hammond
Commissioner

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
subdivision _____ as submitted by
_____ for the building or subdivision of
AIR PRODUCTS INC. has been
reviewed by me and is approved ✓ *
disapproved _____.

If disapproved, please list reason _____

* NOT ON DEC APPROVED LIST.

PROPOSED SEWER HOOK-UP IS INTO PUMP STATION
CURRENTLY NOT MAINTAINED & OPERATED BY T.O.E.N.W.
DOES THIS FACILITY HAVE PERMISSION TO HOOK UP TO THIS
PUMPING STATION?

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

[Signature]

SANITARY SUPERINTENDENT

7.30.91

DATE

✓
cc: H.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 30 July 1991

SUBJECT: Air Products, Inc.

PLANNING BOARD REFERENCE NUMBER: PB-90-54

DATED: 17 July 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-058

A review of the above referenced subject site plan was conducted on 30 July 1991.

This site plan is acceptable.

PLANS DATED: 15 July 1991; Revision 1.


Robert F. Rodgers; LCA
Fire Inspector

RFR:mr
Att.

✓
CC: H.E.

**COLUMBIAN
ART WORKS
INC.**

P.O. BOX 18635
5700 W. BENDER COURT
MILWAUKEE WI 53218-0635

WATS (800) 888-8488
TELEPHONE (414) 466-5000
FAX (414) 466-2761

Success
DESK
CALENDARS

Calendater.
REFERENCE
CALENDARS

APPOINTBOOK
TWO COLOR, WIRE BOUND DIARIES

July 3, 1991

Mr. Carl Schiefer
Chairman
Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12550

Dear Mr. Schiefer:

Today, on July 1, I received a legal notice concerning Air Products on June 26. Let me hasten to say that this notice was received on June 21, but I was out of the office on the East Coast. As a matter of fact, I tried several times during the week of June 24th to contact Mr. Peterkin of Lease Realty who is interested in my property. Mr. Peterkin could not be reached, so even if he knew of the hearing, I was ignorant of it until now. I would like you to send me any pertinent information concerning the hearing so I have some idea of what is going on.

Thank you very much.

Sincerely,

COLUMBIAN ART WORKS, INC.



H. Coleman Norris

HCN/kjo

8/7/91 - Sent copy of P.N. Minutes of 6/26/91 for Air Products to the Above.

(TW)

7-23-91

90-54

JUL 17 1991

Rev 3

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

subdivision _____ as submitted by

Shaw Eng. for the building or subdivision of
Air Product _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Water is available in this area.

HIGHWAY SUPERINTENDENT

Stan D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: H.E.

JUN 18 1991

Rev. 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
AIR PRODUCTS has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

NOT ON DEC. APPROVED LIST FOR HOOK-UP

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

[Signature]
SANITARY SUPERINTENDENT

6-26-91

DATE

✓
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 20 June 1991

SUBJECT: Air Products, Inc.

PLANNING BOARD REFERENCE NUMBER: PB-90-54

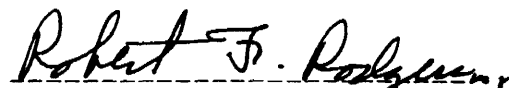
DATED: 18 June 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-044

A review of the above referenced subject site plan was conducted on 19 June 1991.

This plan is acceptable conditional on vehicle protection for the Liquid Propane tank area and around the concrete pads for the gas tanks.

PLANS DATED: 14 June 1991.


Robert F. Rodgers; CEA
Fire Inspector

RFR:mr
Att.

✓
CC:H.E.

2-20-91

90-54

JUN 18 1991
Rev. 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

Shaw E. J. for the building or subdivision of _____

Ceil Products has been reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

Town water is available in this area.

HIGHWAY SUPERINTENDENT

John D. Du
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE _____

✓
CC: H.E.

JUN 18 1991
Rev. 2

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by
Shaw Engineering for the building or subdivision of
Air Products, Inc. has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____

8" Sewer main must be tested by Engineer for the Town
prior to any connection to building.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynnam D. Masten Jr.
~~SANITARY SUPERINTENDENT~~

June 19, 1991
DATE

✓
cc: H.E.

5-16-91

MAY 14 1991

90-54

Rev. 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Shaw Eng. for the building or subdivision of
Air Products has been

reviewed by me and is approved ☒

disapproved _____

~~If disapproved, please list reason~~ _____

Water is available in this area.

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 15 May 1991

SUBJECT: Air Products, Inc. Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-90-54

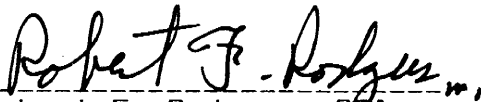
DATED: 14 May 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-035

A review of the above referenced subject site plan was conducted on 16 May 1991.

This site plan is acceptable.

PLANS DATED: 7 May 1991


Robert F. Rodgers; CFA
Fire Inspector

RR:mr
Att.

✓
cc: M.E.

MAY 14 1991

90-54
Rev1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by
Shaw Engineering for the building or subdivision of
Air Products Inc. has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____

Check For Sewer Line Moratorium

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Suman D. Mastem Jr

SANITARY SUPERINTENDENT

May 15, 1991

DATE

CC: M.E.

MAY 14 1991

90-54

Rev. 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
AIR PRODUCTS INC. has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

DOES THIS PROPERTY HAVE PERMISSION TO TIE
INTO PUMPING STATION NOT CURRENTLY OPERATED
BY T.O.F. NW ?

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

[Signature]

SANITARY SUPERINTENDENT

5-17-91

DATE

✓
CC: M.E.

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 5 December 1990

SUBJECT: Air Products Inc., Site Plan

PLANNING BOARD REFERENCE NUMBER: PB-90-54

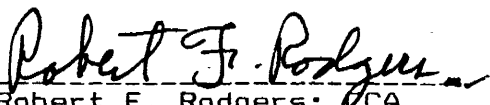
DATED: 26 November 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-109

A review of the above reference subject site plan was conducted on 4 December 1990.

This site plan is acceptable.

PLANS DATED: 26 October 1990.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC: M.E.

90 - 54

NOV 26 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Dennis Yaklofsky ATA for the building or subdivision of
Oil Products Inc. has been

reviewed by me and is approved ☒

~~disapproved~~ _____

If ~~disapproved~~, please list reason _____

Water is available in 4th Ave.

HIGHWAY SUPERINTENDENT

[Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
cc: H.E.

90-54

NOV 28 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~HEALTH INSPECTOR~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒
subdivision _____ as submitted by
DYAMI for the building or subdivision of
Air Products, Inc. has been
reviewed by me and is approved _____,
disapproved ☒.

If disapproved, please list reason _____

No information regarding disposal of waste

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn D. Masten
SANITARY SUPERINTENDENT

November 26, 1990
DATE

✓
CC: H.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

new for #

TOWN OF New Windsor P/B # 90 - 54
WORK SESSION DATE: 7 NOV 90 APPLICANT RESUB.
REAPPEARANCE AT WXS REQUESTED: No. Chemicals Inc. REQUIRED: Yes
PROJECT NAME: Milled Air Prod (Gateway)
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Bill # / Dennis Y
TOWN REPS PRESENT: BLDG INSP. _____
FIRE INSP. Rail
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

P I Zone (A-2) or B-4 ?

7/50

Fix where pks to 1/1000
elim future on 8/8
adj pkg locs.
20x10 24' aisle

Will be in conjunction with minor 2-lot sub.

drainage - at front / oil chip near.

90 - 54



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # -

WORK SESSION DATE: 7 NOV 90 APPLICANT RESUB.
REQUIRED: No

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Mid Hwt Air Prod

PROJECT STATUS: NEW OLD

REPRESENTATIVE PRESENT:

TOWN REPS PRESENT: BLDG INSP.
FIRE INSP. Rich
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

trial plan shw & 8+8

Plan Old
next avail agenda
\$750

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project AIR PRODUCTS, INC.
2. Name of Applicant WILLIAM F. HELMER Phone (914) 942 - 1330
Address 27 CENTRAL DRIVE, STONY POINT, NEW YORK 10980
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record WILLIAM F. HELMER Phone (914) 942 - 1330
Address 27 CENTRAL DRIVE, STONY POINT, NEW YORK 10980
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan DYAMI Phone (914) 268 - 5200
Address 612 CORPORATE WAY, VALLEY COTTAGE, NEW YORK 10989
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney LEONARD SCHWALL Phone (914) 634 - 3696
Address 49 MAPLE AVENUE, NEW CITY, NEW YORK 10956
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning
Board Meeting WILLIAM F. HELMER Phone (914) 942 - 1330
(Name)
7. Location: On the NORTH side of WEMBLEY ROAD
400 feet WEST (Direction)
of TEMPLE HILL ROAD (Street)
8. Acreage of Parcel 5.536 9. Zoning District PI
10. Tax Map Designation: Section 4 Block 3 Lot 17.1
11. This application is for SITE PLAN APPROVAL

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name -

13. List all contiguous holdings in the same ownership

Section - Block - Lot(s) -

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS. :

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

14 day of November 1989

(Owner's Signature)

(Applicant's Signature)

(Title)

Notary Public
JANE BEHENSKI
No. 4519292
Notary Public, State of New York
Residing in Rockland County
Commission Expires August 31, 19

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR William F. Helmer		2. PROJECT NAME Air Products Inc.	
3. PROJECT LOCATION: Municipality New Windsor County Orange			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Gateway Industrial Park - Wembly Road Section 4 Block 3 Lot 17.1			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: Destribution Warehouse / Office for Air Products			
7. AMOUNT OF LAND AFFECTED: Initially 5.536 acres Ultimately Same acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Planned Industrial			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval Gateway Industrial Park has an approved subdivision with flexible lot lines			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: William F. Helmer		Date: 11/16/90	
Signature: William F. Helmer			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

90-54
5/14/91

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

William F. Helmer, deposes and says that he
resides at Gray Beech Lane, Pomona N.Y. 10970
(Owner's Address)
in the County of Rockland
and State of New York
and that he is the owner in fee of Section 4, Block 3
Lot 17.1

which is the premises described in the foregoing application and
that he has authorized Greg Shaw & Dennis Yalofsky
to make the foregoing application as described therein.

Date: 5/14/91

William F. Helmer
(Owner's Signature)

Dorothy M. Hansen
(Witness' Signature)

✓
CC: H.E.

NOV 26 1990

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|--------------------------------------|
| 1. <u>x</u> Site Plan Title | 29. <u> </u> Curbing Locations |
| 2. <u> </u> Applicant's Name(s) | 30. <u> </u> Curbing Through |
| 3. <u> </u> Applicant's Address(es) | Section |
| 4. <u>x</u> Site Plan Preparer's Name | 31. <u> </u> Catch Basin Locations |
| 5. <u>x</u> Site Plan Preparer's Address | 32. <u> </u> Catch Basin Through |
| 6. <u>x</u> Drawing Date | Section |
| 7. <u>x</u> Revision Dates | 33. <u> </u> Storm Drainage |
| | 34. <u> </u> Refuse Storage |
| 8. <u> </u> AREA MAP INSET | 35. <u>x</u> Other Outdoor Storage |
| 9. <u>x</u> Site Designation | 36. <u> </u> Water Supply |
| 10. <u> </u> Properties Within 500 Feet | 37. <u> </u> Sanitary Disposal Sys. |
| of Site | |
| 11. <u> </u> Property Owners (Item #10) | 38. <u> </u> Fire Hydrants |
| 12. <u>x</u> PLOT PLAN | 39. <u>x</u> Building Locations |
| 13. <u>x</u> Scale (1" = 50' or lesser) | 40. <u>x</u> Building Setbacks |
| 14. <u>x</u> Metes and Bounds | 41. <u> </u> Front Building |
| 15. <u>x</u> Zoning Designation | Elevations |
| 16. <u>x</u> North Arrow | 42. <u>x</u> Divisions of Occupancy |
| 17. <u> </u> Abutting Property Owners | 43. <u> </u> Sign Details |
| 18. <u>x</u> Existing Building Locations | 44. <u>x</u> BULK TABLE INSET |
| 19. <u>x</u> Existing Paved Areas | 45. <u>x</u> Property Area (Nearest |
| 20. <u>x</u> Existing Vegetation | 100 sq. ft.) |
| 21. <u>x</u> Existing Access & Egress | 46. <u>x</u> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <u> </u> Building Coverage (% |
| 22. <u> </u> Landscaping | of Total Area) |
| 23. <u> </u> Exterior Lighting | 48. <u> </u> Pavement Coverage (Sq. |
| 24. <u> </u> Screening | Ft.) |
| 25. <u>x</u> Access & Egress | 49. <u> </u> Pavement Coverage (% |
| 26. <u>x</u> Parking Areas | of Total Area) |
| 27. <u>x</u> Loading Areas | 50. <u> </u> Open Space (Sq. Ft.) |
| 28. <u> </u> Paving Details | 51. <u> </u> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <u>x</u> No. of Parking Spaces |
| | Proposed. |
| | 53. <u>x</u> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *[Signature]*
 Licensed Professional

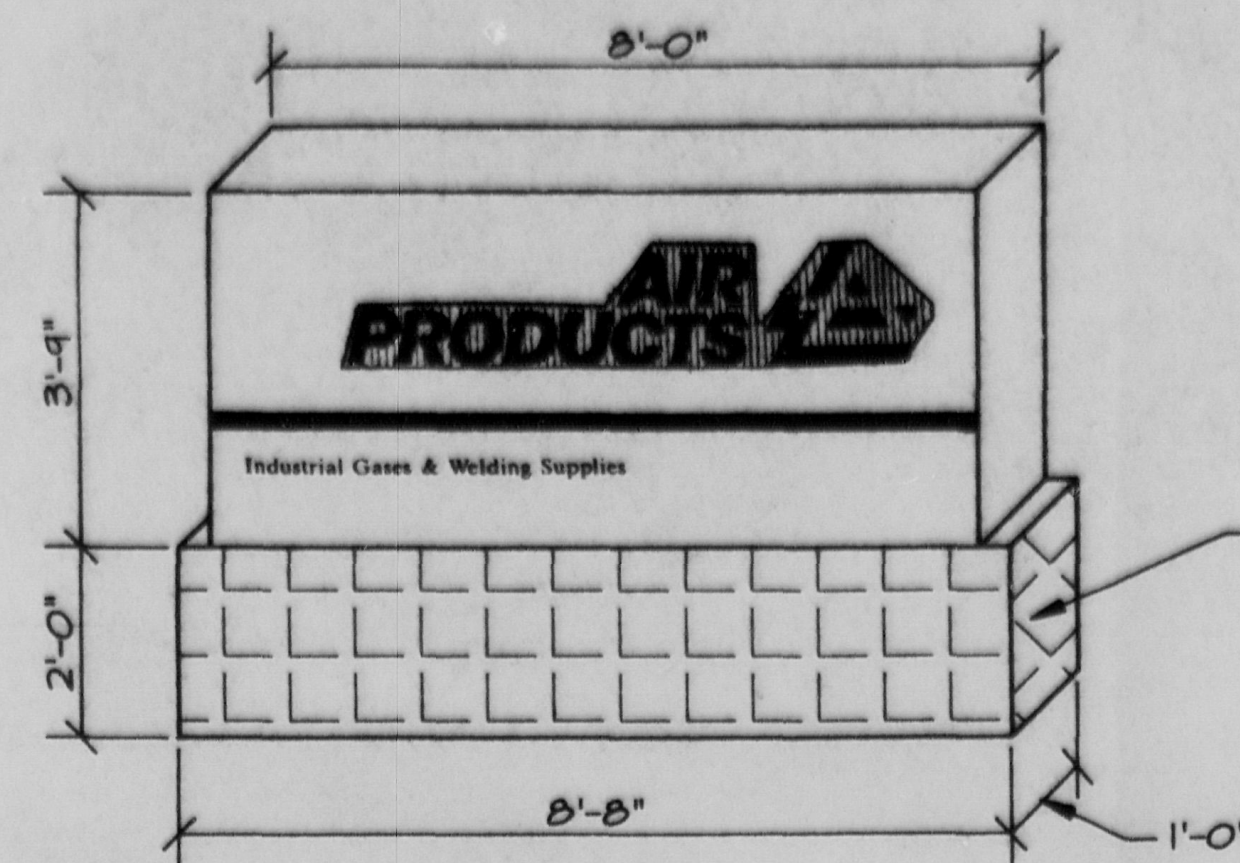
Date: 11/16/90

UTILITY MATERIAL SPECIFICATIONS

- SEWER:**
1. MAIN LINE: 18" - TITE PVC GRAVITY SEWER PIPE, JOINS - HANVILLE, D-3034, SDR 35.
2. SERVICE LINE: SAME AS MAIN LINE.
- WATER:**
1. MAIN SERVICE LINE: DUCTILE IRON PIPE, CLASS 52, ANNA C104, CEMENT MORTAR LINING, DOUBLE THICKNESS, SEAL COATED ANNA C104, OUTSIDE PIPE TO BE COATED WITH BITUMINOUS MASTIC, PIPE TO BE TYPON JOINT AS MANUFACTURED BY U.S. PIPE AND FOUNDRY.
2. FITTINGS: DUCTILE IRON, MECHANICAL JOINT, ANNA C104 AND C110. FITTINGS SHALL BE CEMENT LINED AND BITUMINOUS SEAL COATED.
3. TAPPING SLEEVE AND VALVE: MECHANICAL JOINT, MUELLER CO., RATED FOR 200 PSI WORKING PRESSURE.
4. VALVES: MECHANICAL JOINT GATE VALVE, MUELLER CO., CAT. # A-2860-20, ANNA C500, VERIFY DIRECTION OF TURN WITH SUPT.
STORM SEWERS:
1. ADS H-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC.

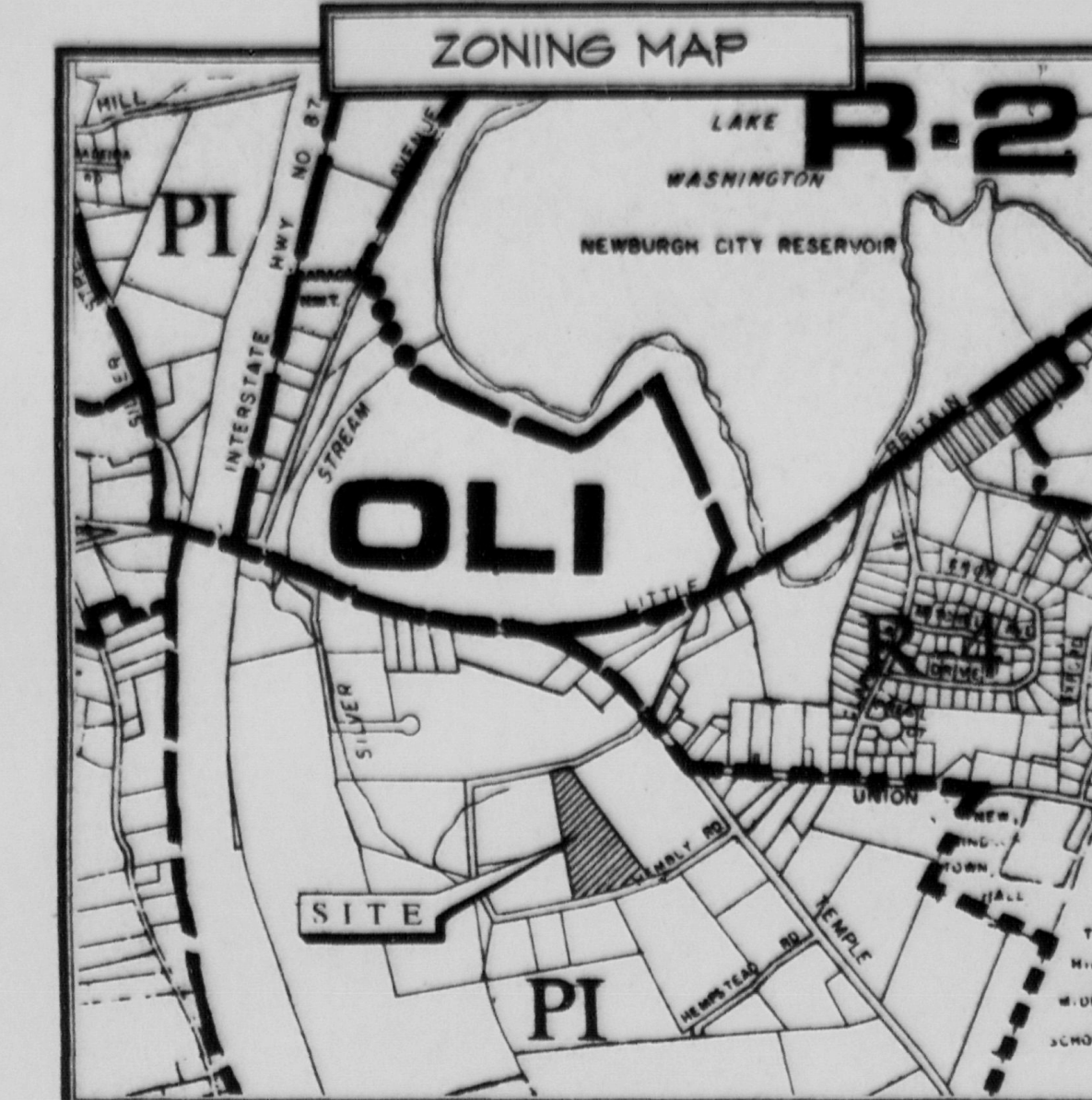
NOTES

- TAX MAP DESIGNATION: SECTION 4, BLOCK 3, LOT 111, LOT NO. 5 OF SUBDIVISION OF LANDS OF GATEWAY INTERNATIONAL.
- TOTAL LOT AREA: 5.536 ACRES.
- RECORD OWNER: WILLIAM F. HELMER, GREY BEACH LANE, PANAMA, N.Y. 10470.
- ON-SITE BOUNDARY, TOPOGRAPHIC & PLANIMETRIC INFORMATION OBTAINED FROM PATRICK T. KENNEDY, L.S.
- TOPOGRAPHY FOR ADJACENT PROPERTY (LOT NO. 6 OF SUBDIVISION OF LANDS OF GATEWAY INTERNATIONAL PARK, LANDS OF HELMER) FROM A MAP ENTITLED, "NEW FACILITY FOR COLUMBIAN ART WORKS, INC." DATED 5/5/84, PREPARED BY SHAW ENGINEERING.
- ALL UTILITIES TO BE INSTALLED UNDERGROUND.
- LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL VERIFY THEIR LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.
- NEW YORK STATE INDUSTRIAL CODE REQUIRES TWO WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TELEPHONE NO. IS 1-800-245-2828.
- THE OIL AND CHIP SURFACE SHALL BE CONSTRUCTED AS FOLLOWS: A DOUBLE APPLICATION OF OIL EMULSION AND STONE SHALL BE APPLIED TO RESULT IN A DUST-FREE SURFACE. EACH OIL APPLICATION SHALL BE 0.5 GALLONS PER SQUARE YARD AND STONE UTILIZED SHALL BE 3/8 INCH.



SIGN DETAIL
NOT TO SCALE

NOW OR FORMERLY
LANDS OF FREEDOM ROAD REALTY ASSOC.

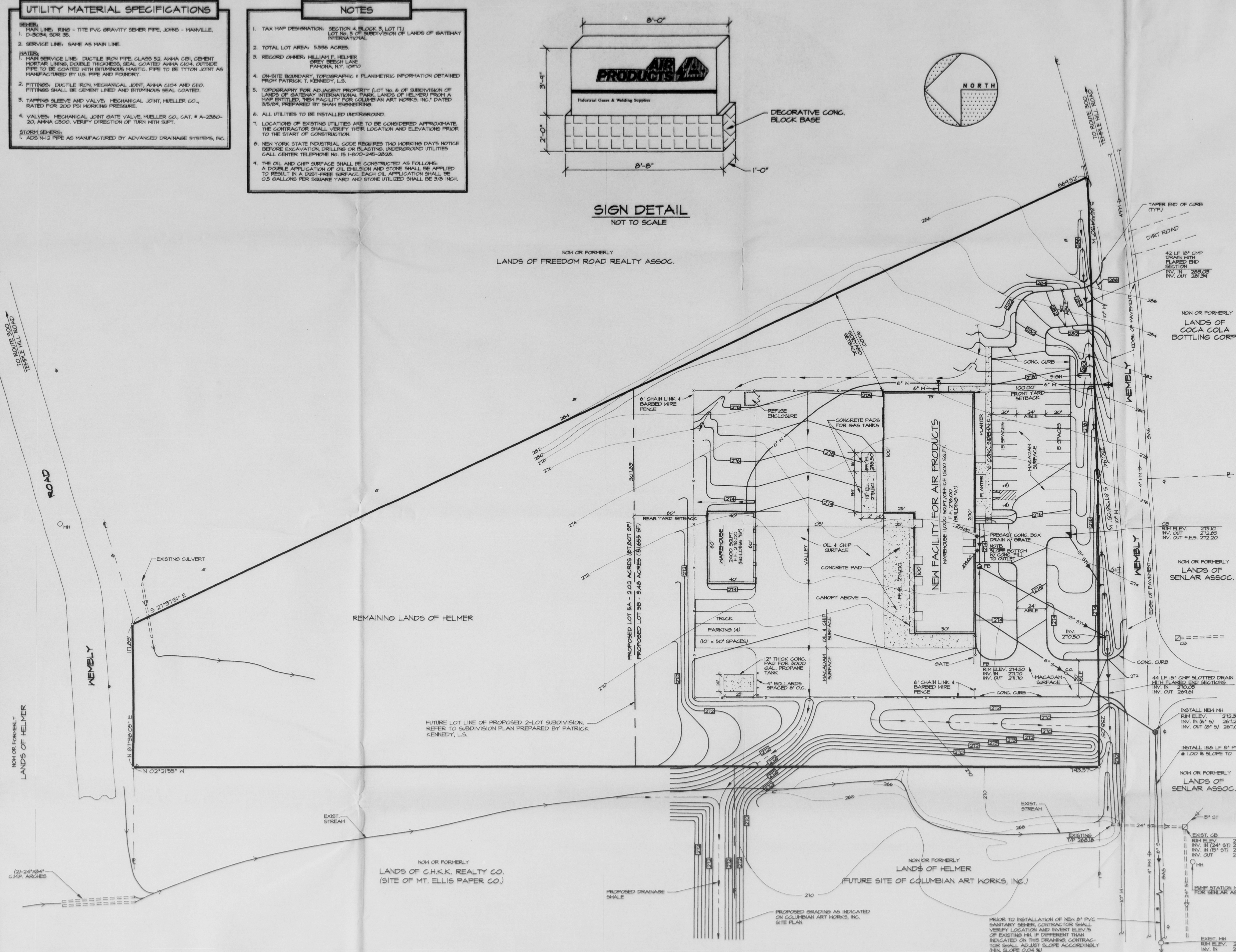


ZONING SCHEDULE

ZONING SCHEDULE		
ZONE: PI - PLANNED INDUSTRIAL, OFFICE/WAREHOUSE AND DISTRIBUTION		
	REQUIRED	PROVIDED
LOT AREA	80,000 SQ. FT.	151,655 SQ. FT.
LOT WIDTH	200 FT.	341.00 FT.
FRONT YARD DEPTH	100 FT.	100 FT.
SIDE YARD/TOT. BOTH YARDS	50/110 FT.	40/200 FT.
REAR YARD DEPTH	50 FT.	60 FT.
STREET FRONTAGE	N/A	488.91 FT.
BUILDING HEIGHT (4' FT. OF MIN. DIST. TO NEAREST LOT LINE)	BLDG. "A" - 30'-0" BLDG. "B" - 20'-0"	30'-0" 20'-0"
FLOOR AREA RATIO	0.2	0.1
MIN. LIVABLE FLOOR AREA	N/A	N/A
DEVELOPMENT COVERAGE	N/A	N/A
ACCESSORY SIGNS: 1 SIGN FACING STREET-40 SQ. FT. MAX. TOTAL NOT TO EXCEED 60 SQ. FT. AGGREGATE AREA.		1 SIGN-60 SQ. FT. TOTAL AGGREGATE AREA
COVERAGES:		
BUILDING COVERAGE % OF TOTAL AREA		14,900 SQ. FT. 9.8 %
PAVEMENT COVERAGE % OF TOTAL AREA		52,660 SQ. FT. 34.7 %
OPEN SPACE COVERAGE % OF TOTAL AREA		84,095 SQ. FT. 55.5 %
PARKING:		
OFFICE SPACE: 1 SPACE/500 SQ. FT. OF GROSS FLOOR AREA - 8 SPACES		
WAREHOUSE: 1 SPACE/1000 SQ. FT. OF GROSS FLOOR AREA - 14 SPACES		
LOADING: 2 BERTHS FOR 15,000 - 40,000 SQ. FT.	2 BERTHS	10 BERTHS

LEGEND

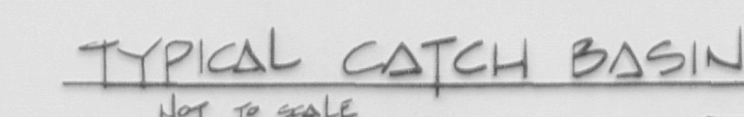
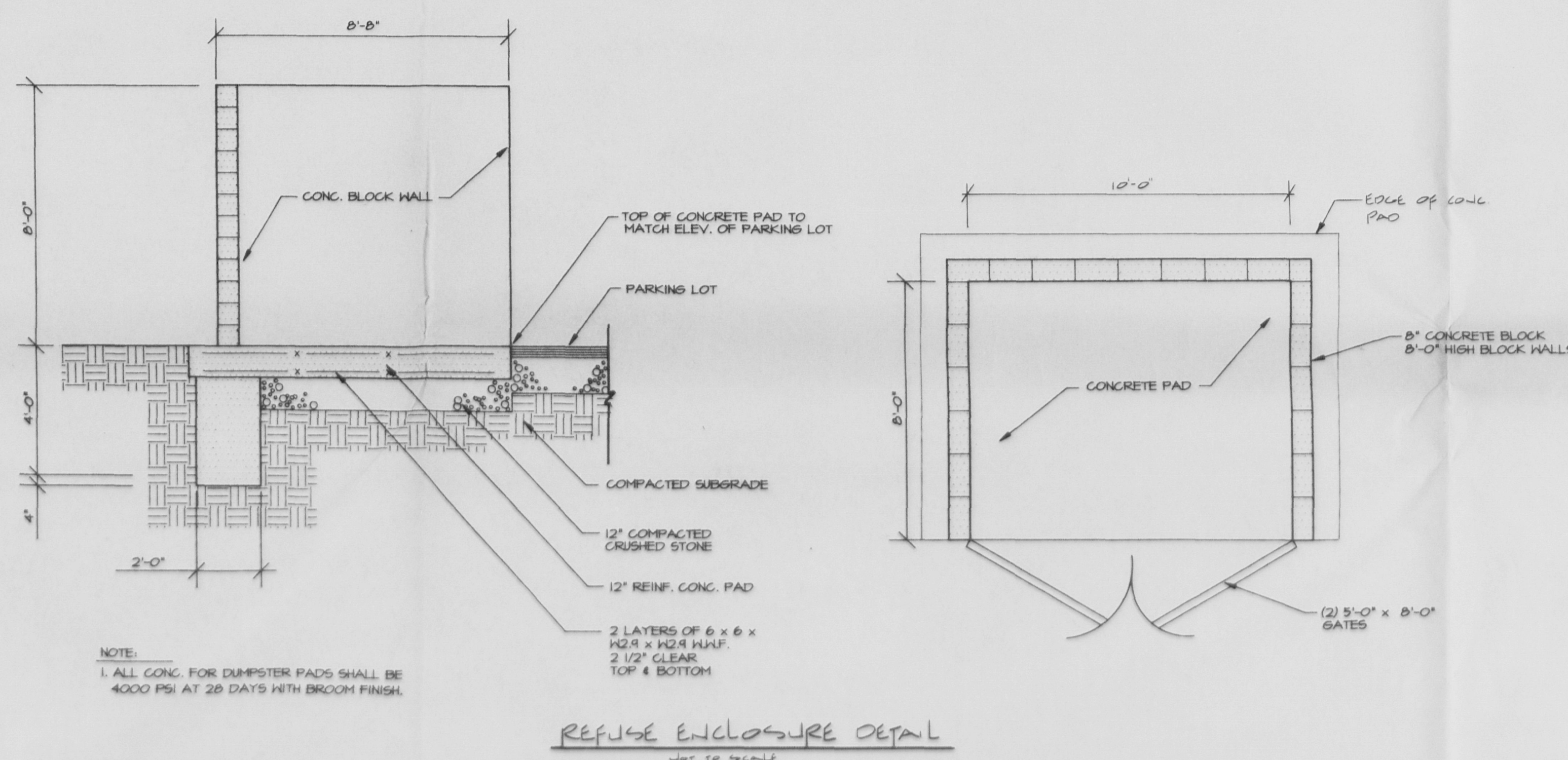
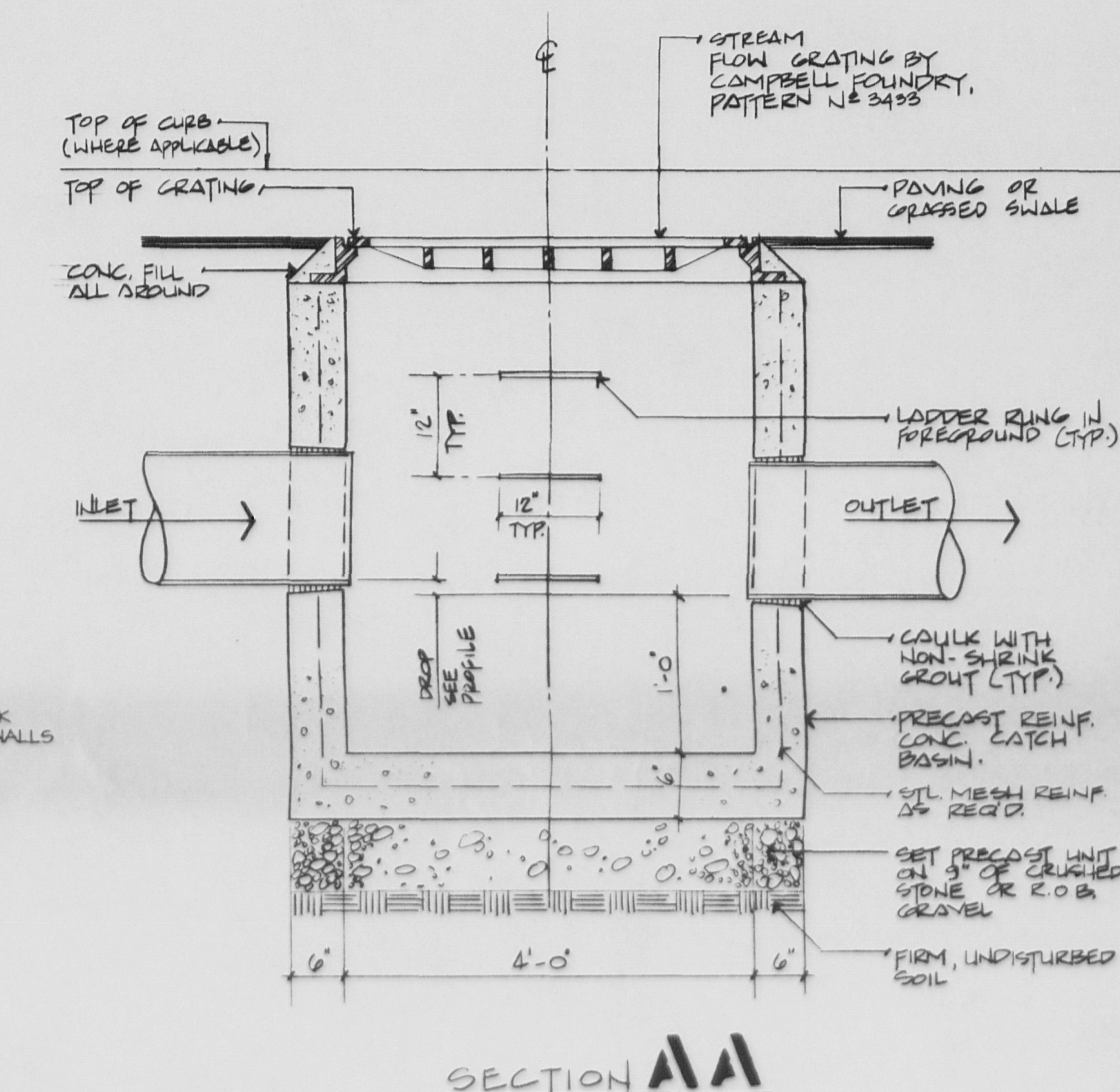
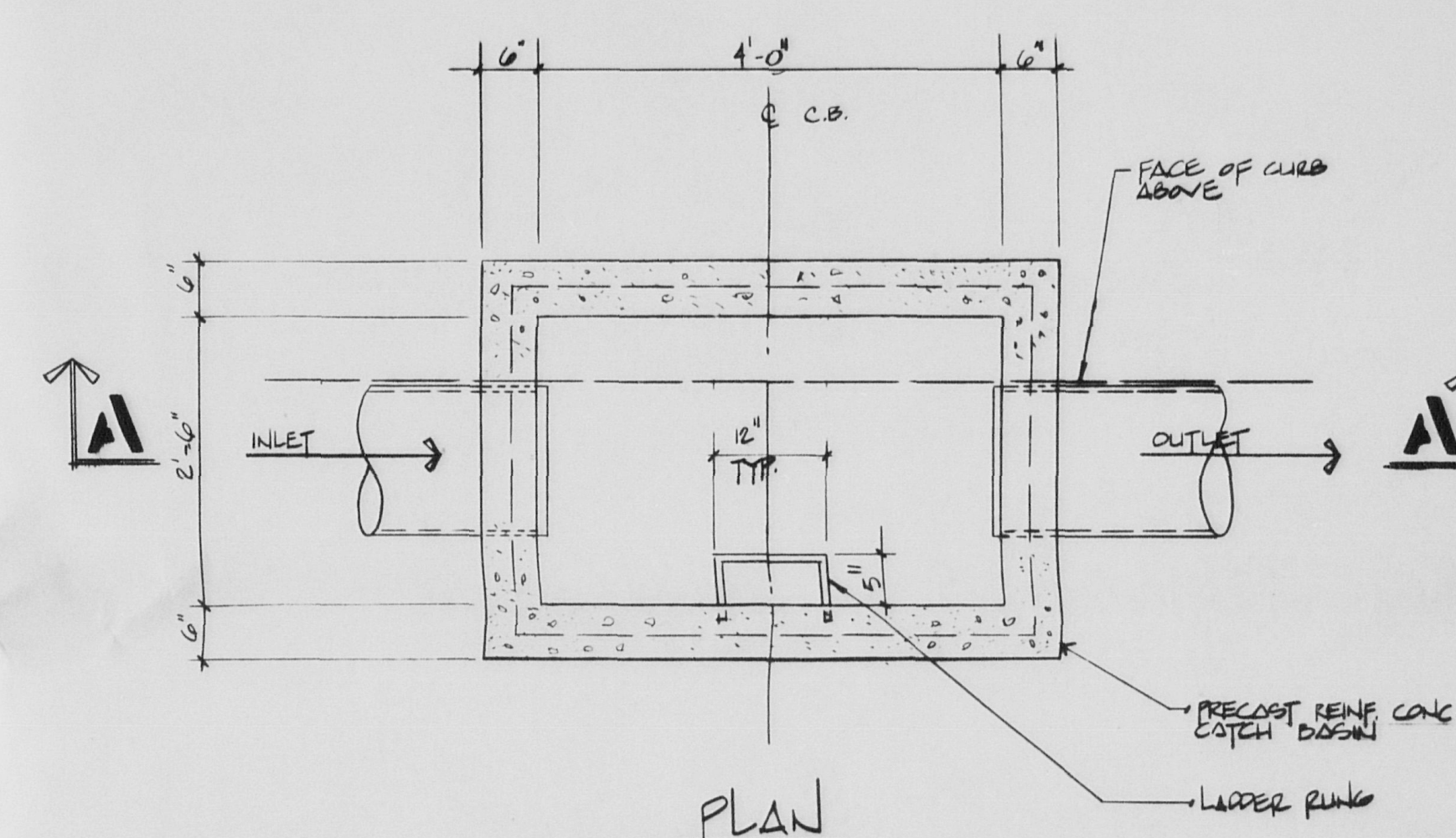
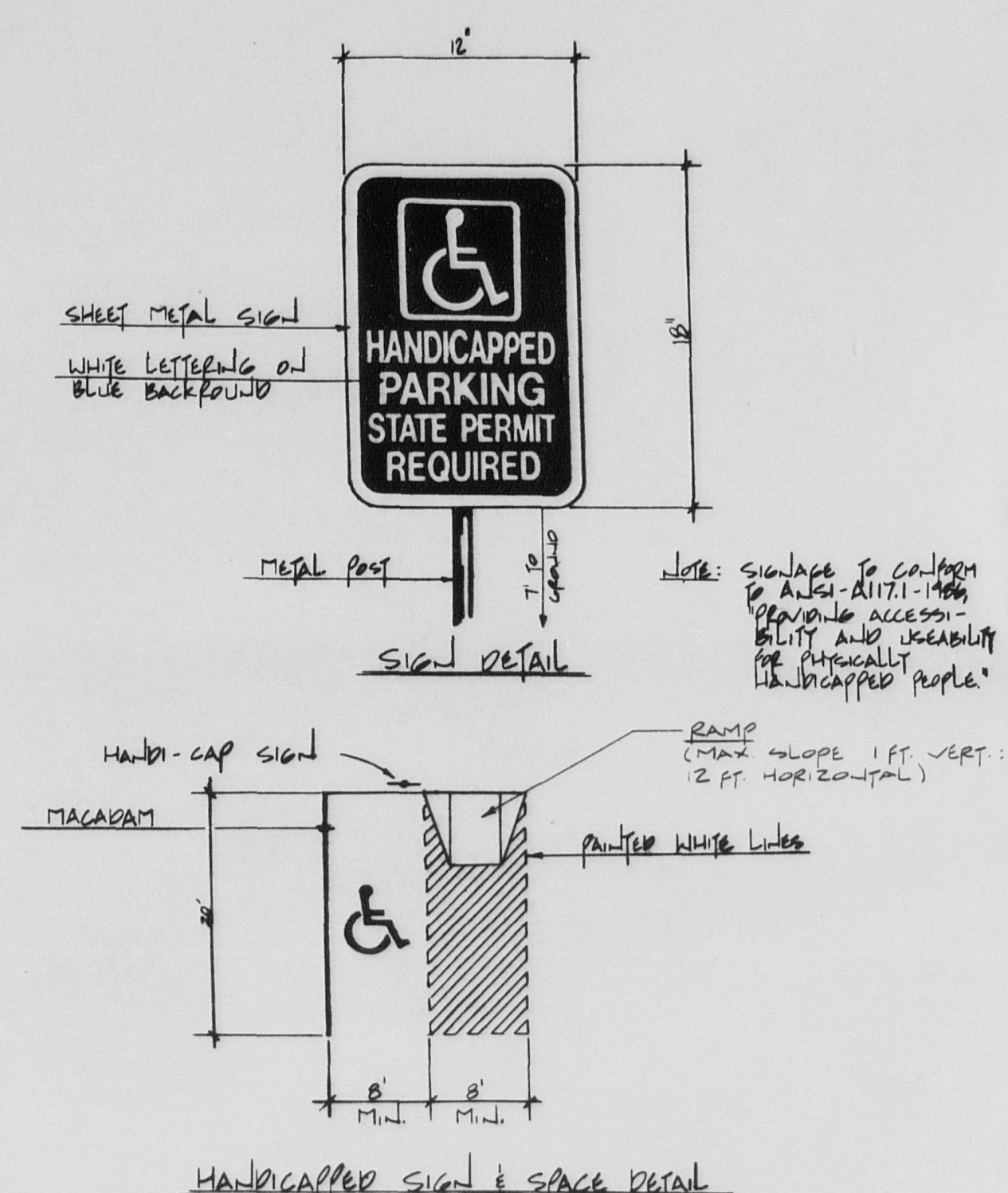
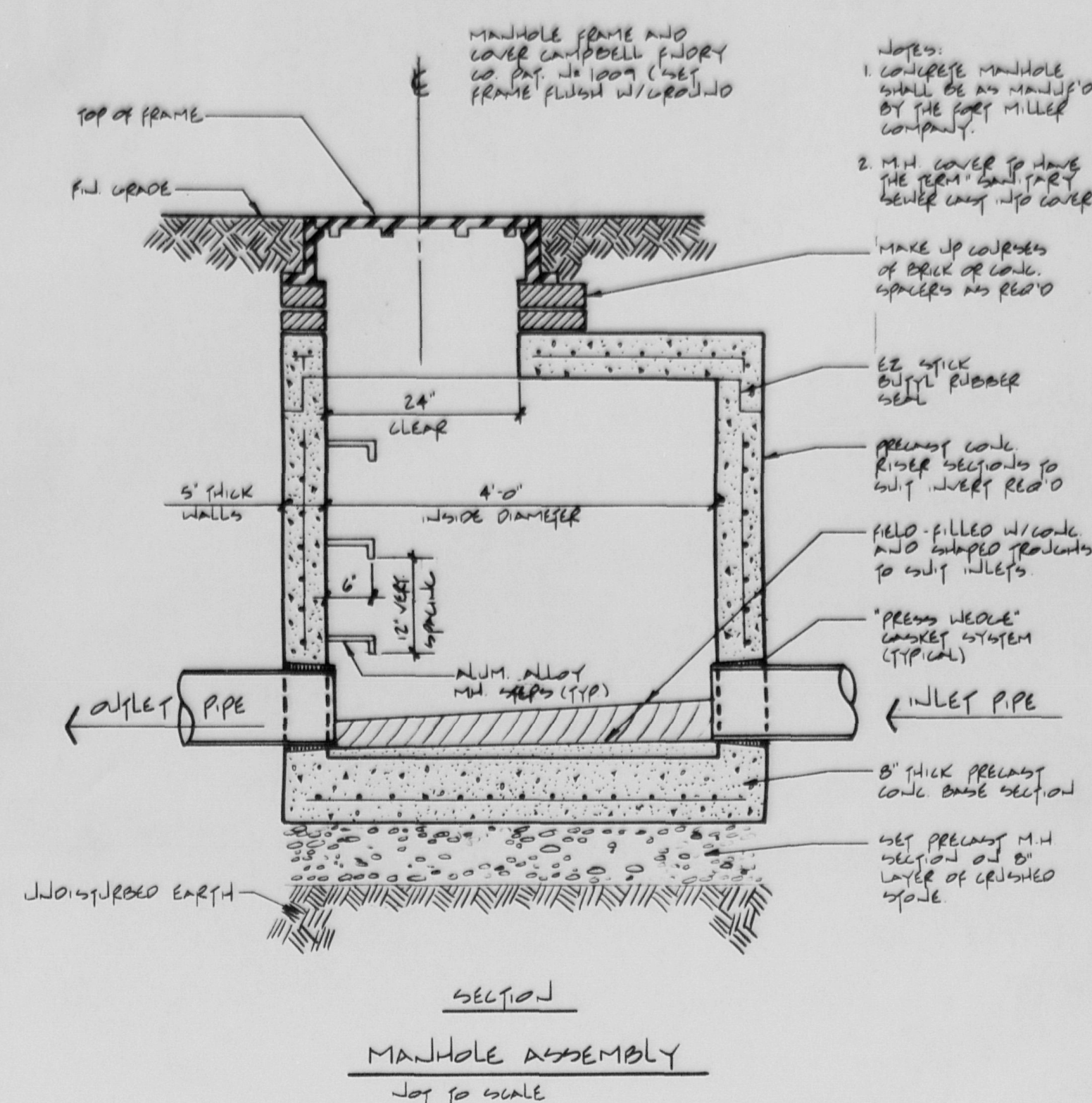
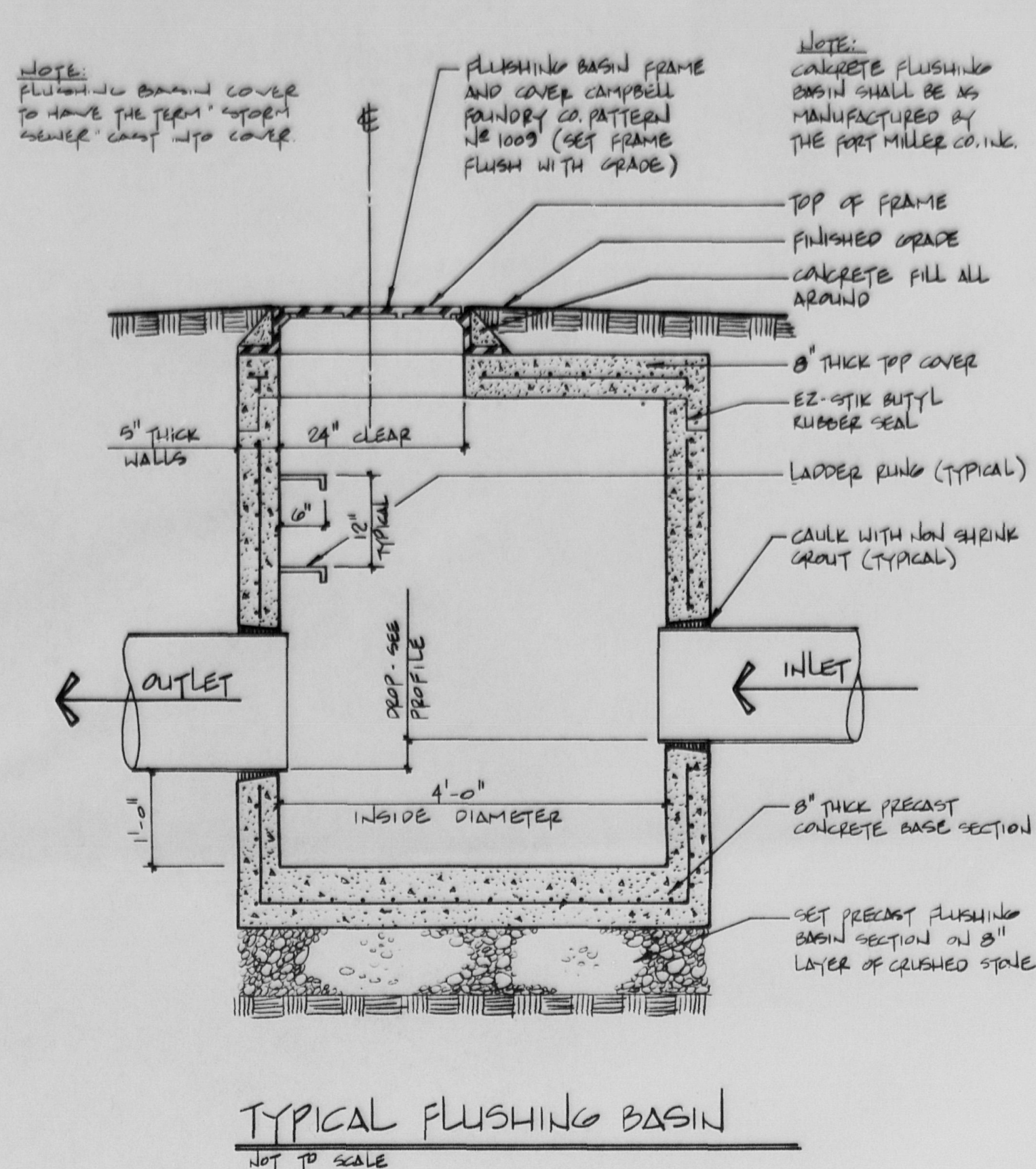
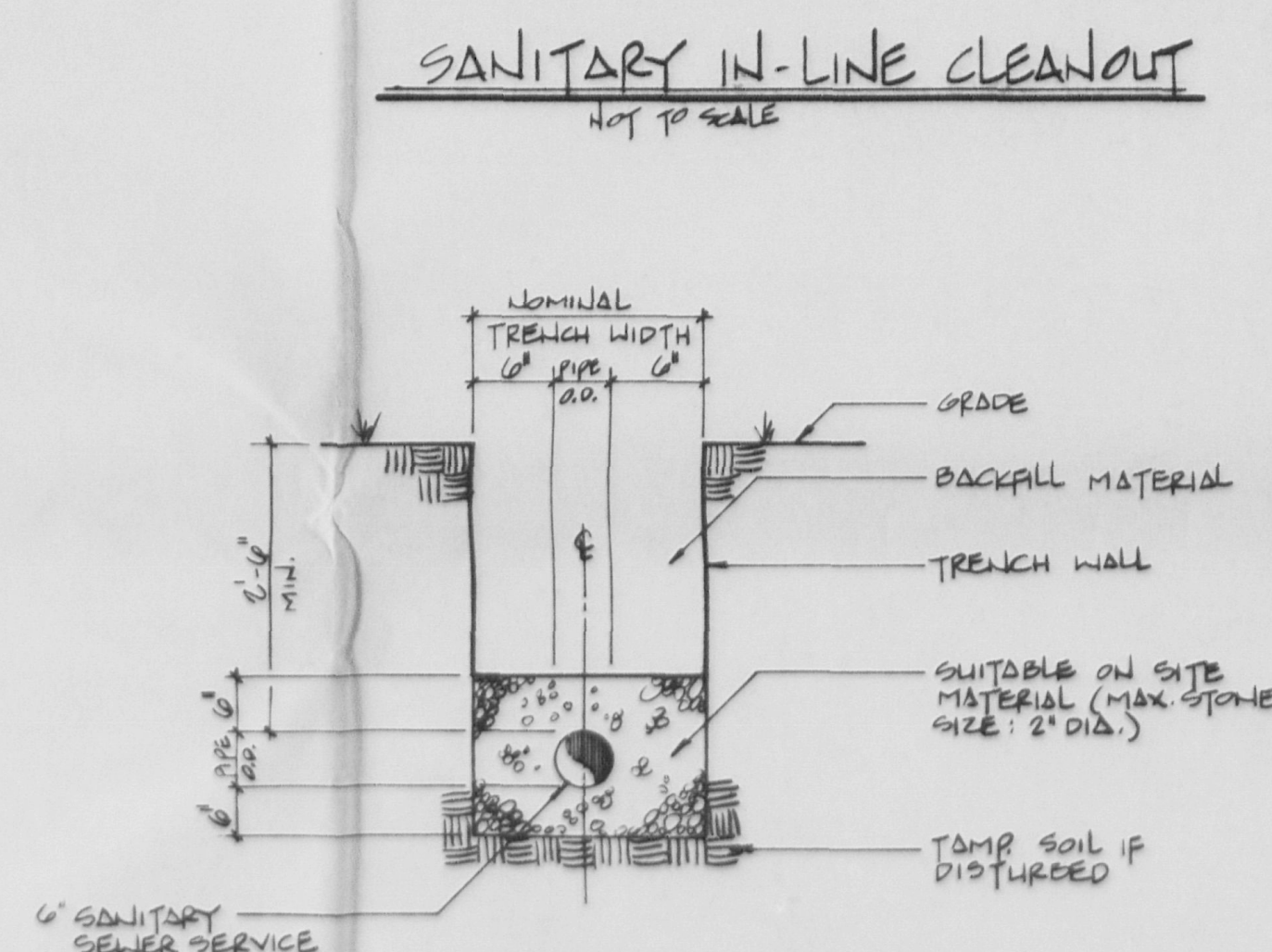
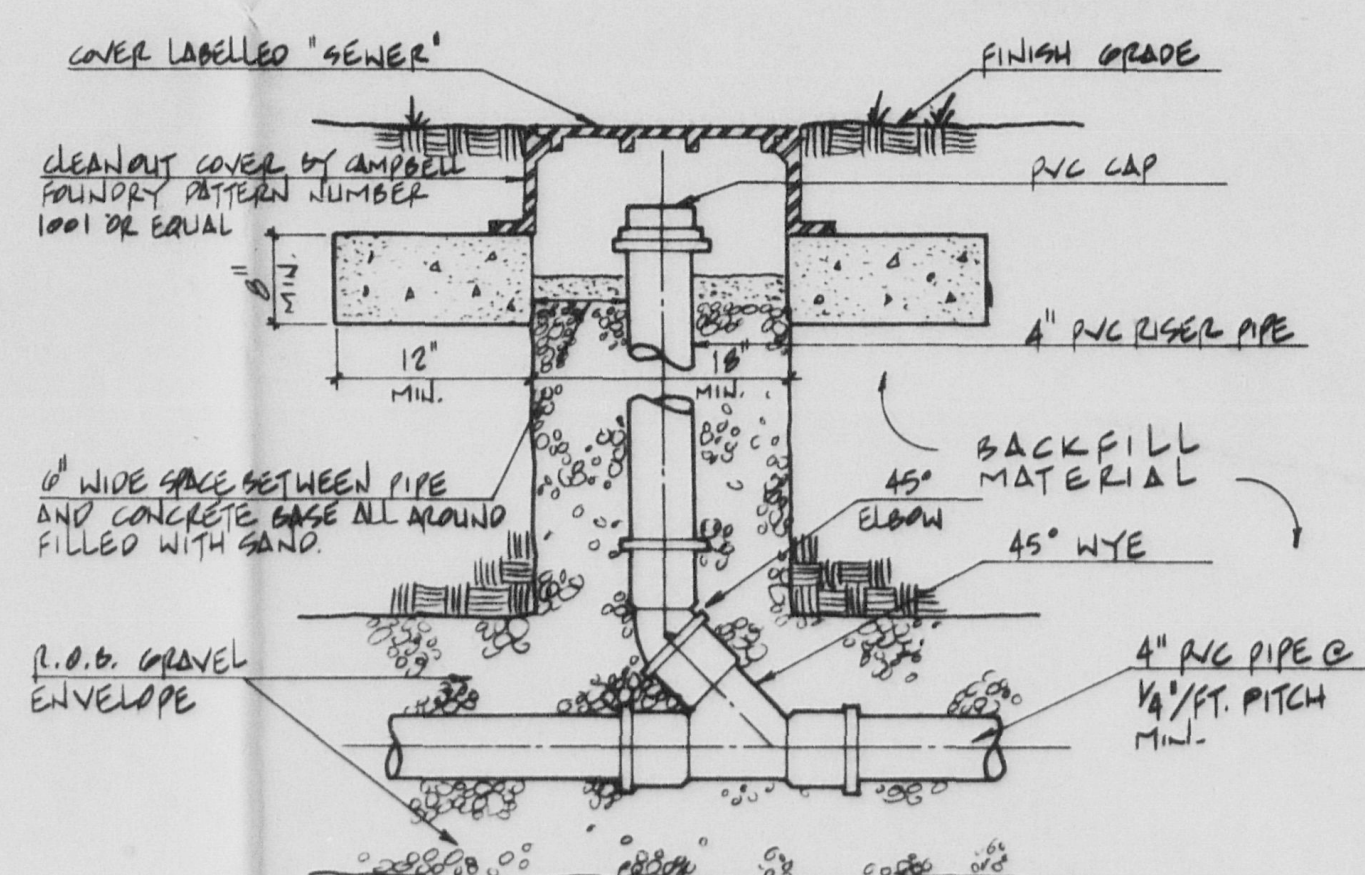
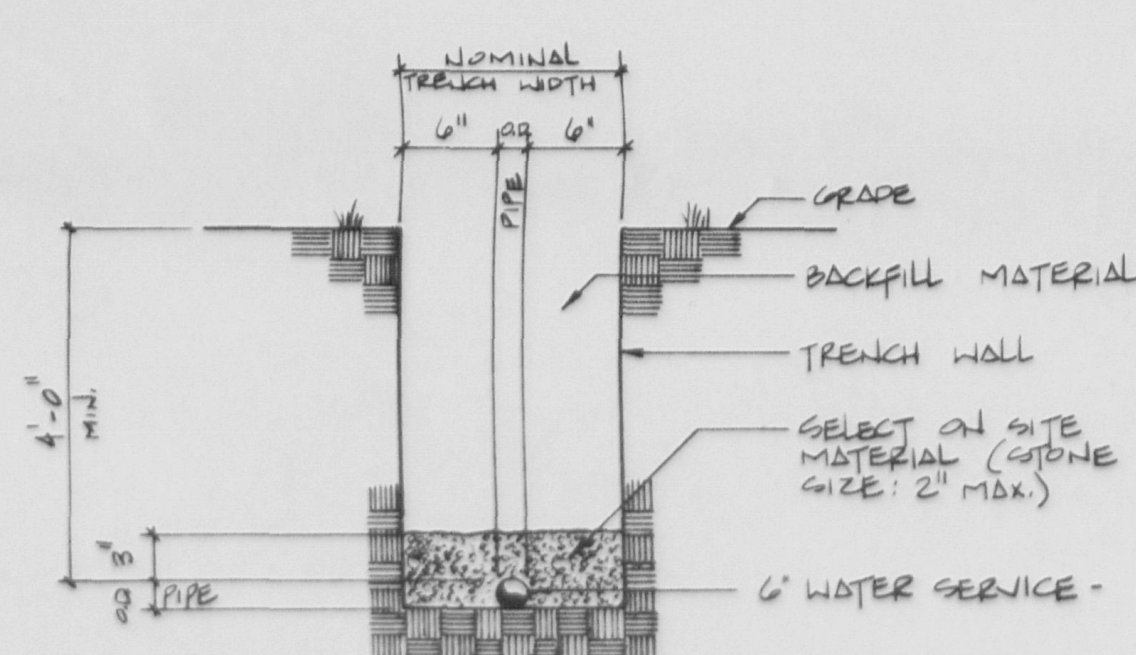
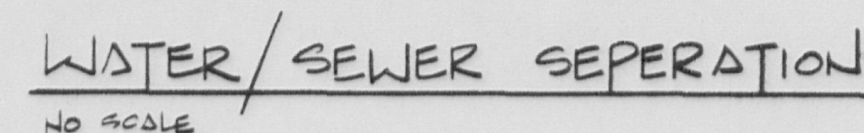
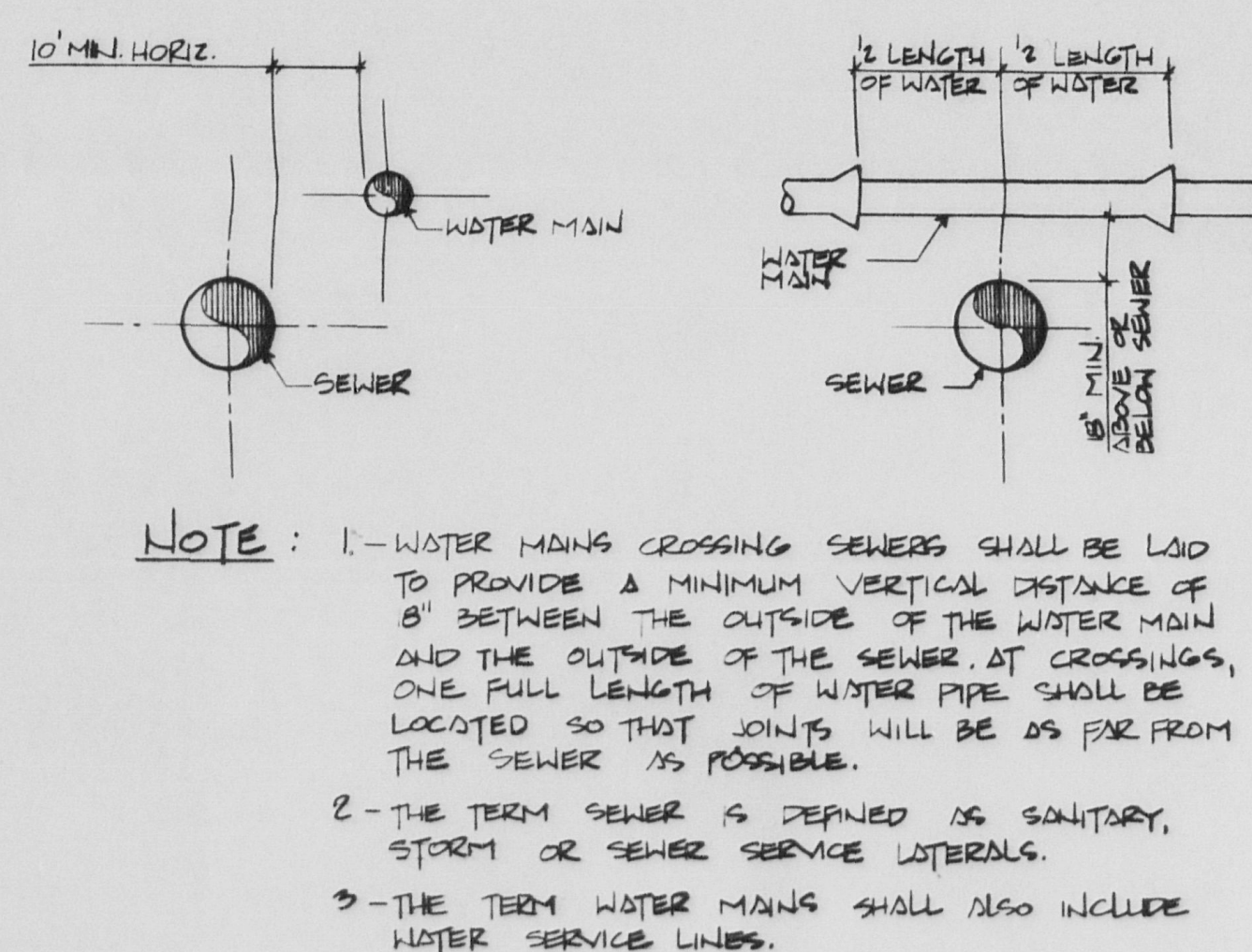
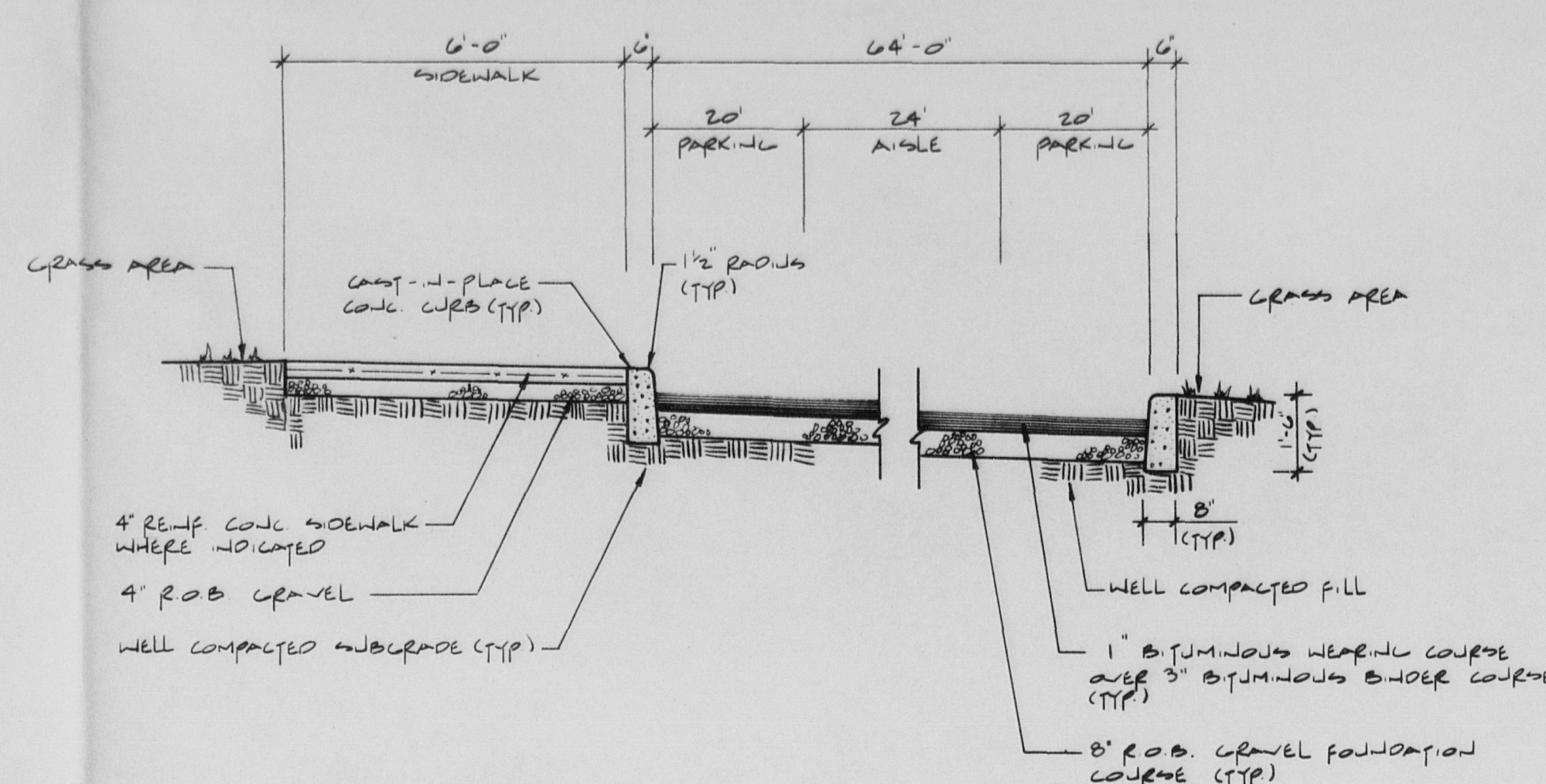
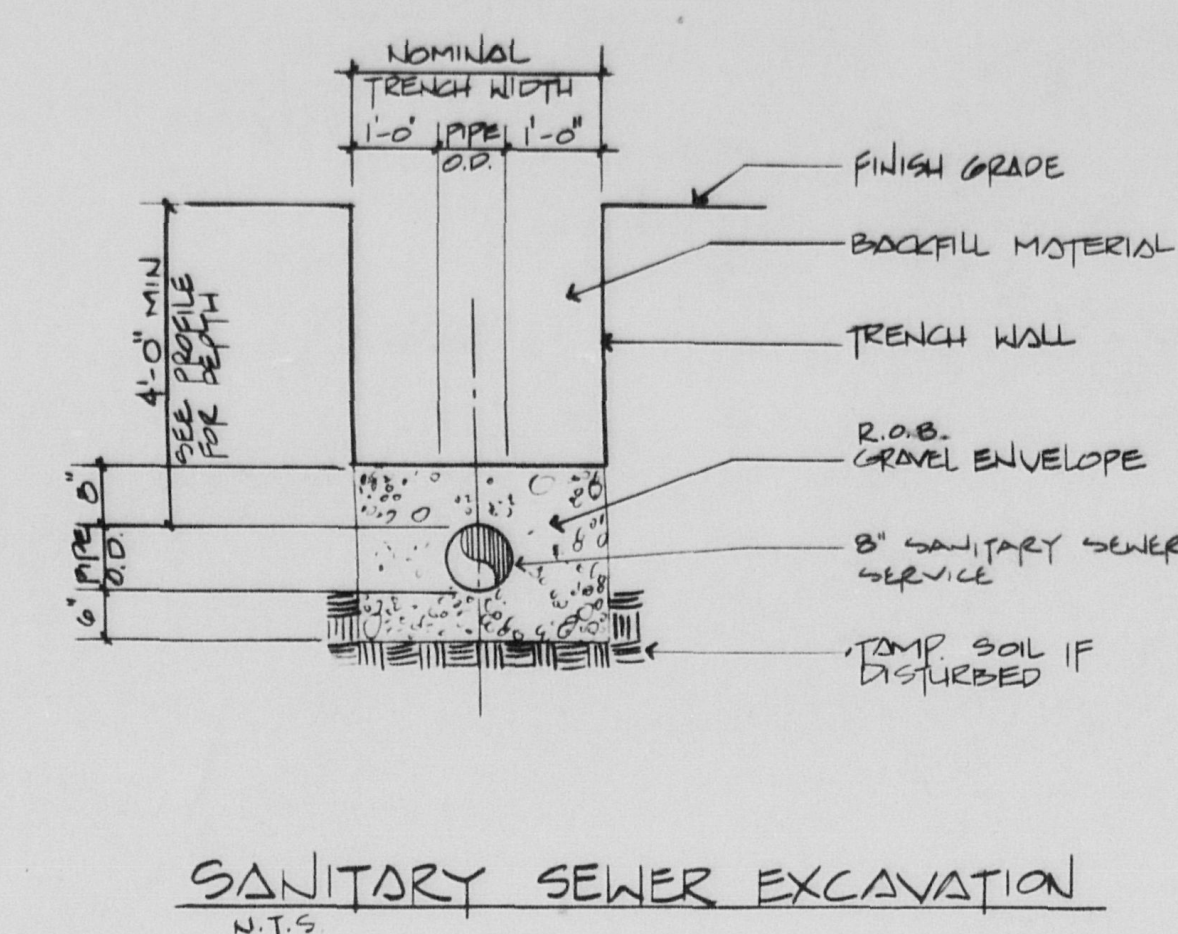
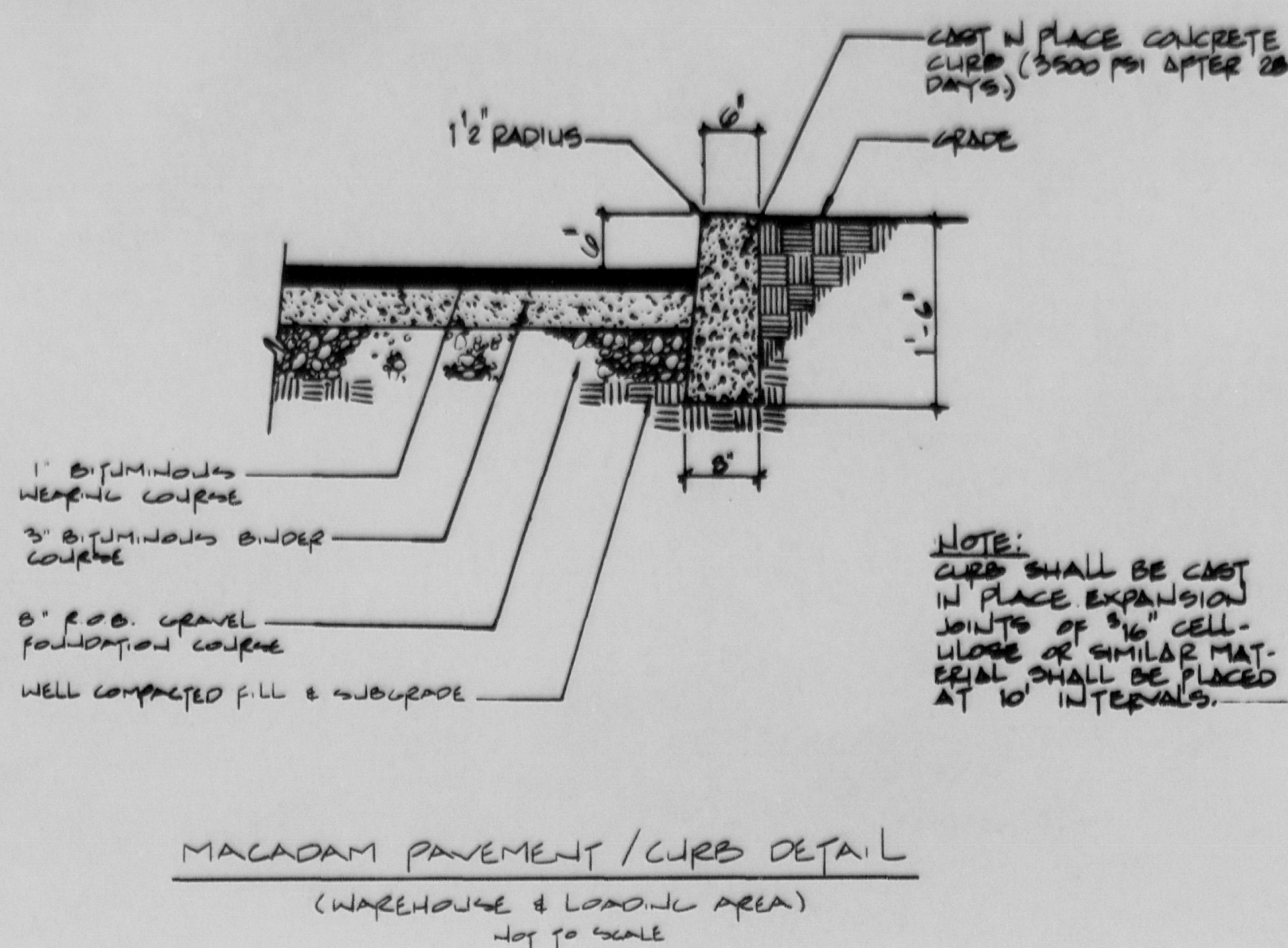
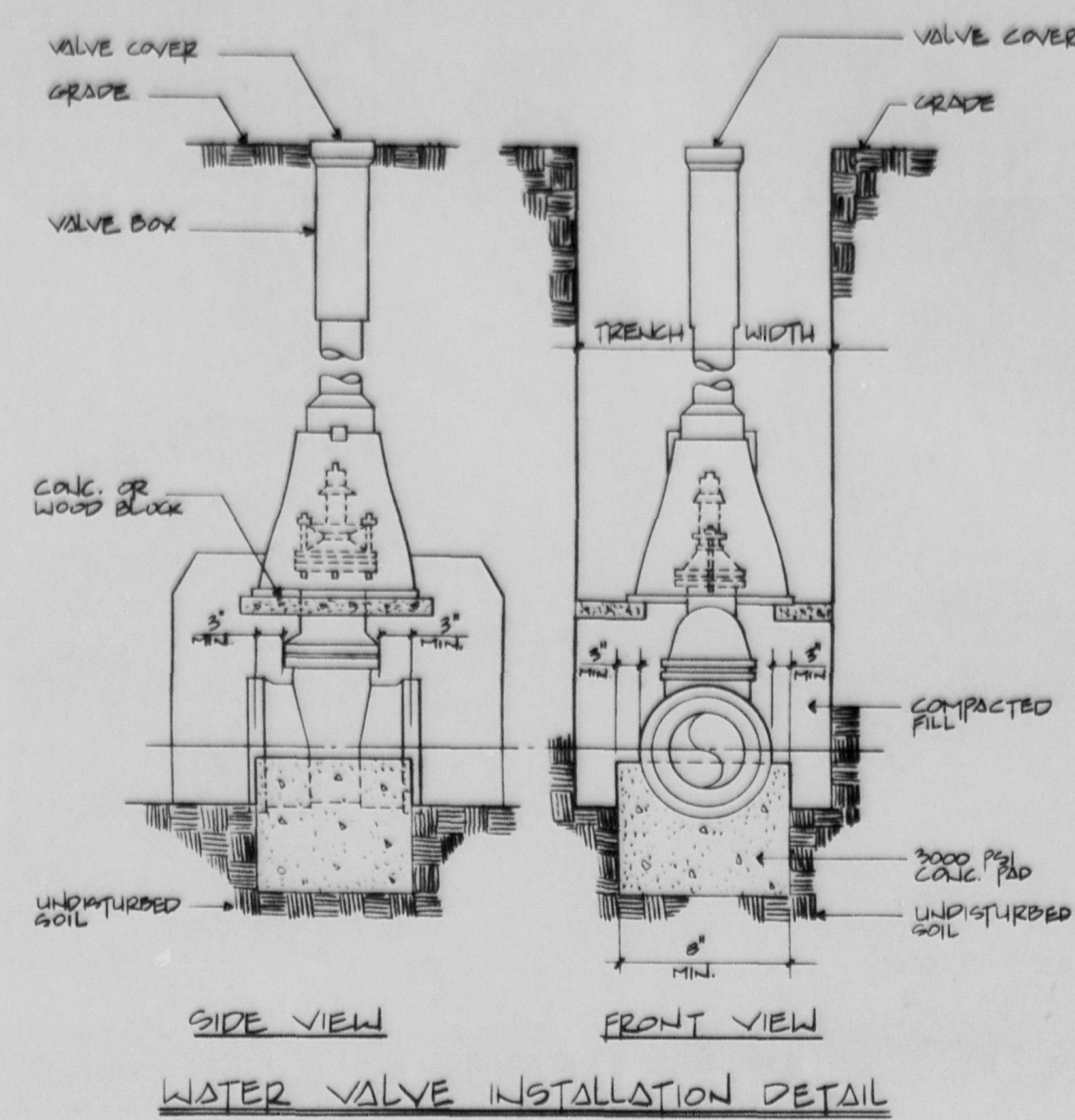
EXISTING	NEW
212	212
210	210
10' CONTOUR	10' CONTOUR
BOUNDARY	BOUNDARY
ADJ. PROPERTY LINE	ADJ. PROPERTY LINE
CATCH BASIN	CATCH BASIN
WATER VALVE	WATER VALVE
UTILITY POLE	UTILITY POLE
SAN. MANHOLE	SAN. MANHOLE
HYDRANT	HYDRANT
STREAM	STREAM
10" H. WATER MAIN	10" H. WATER MAIN
5" H. SAN. SEWER	5" H. SAN. SEWER
24" ST. STORM SEWER	24" ST. STORM SEWER
4" FM. FORCE MAIN	4" FM. FORCE MAIN
6" GAS MAIN	6" GAS MAIN
	FINISHED GRADE
	GATCH BASIN
	FLUSHING BASIN
	WATER VALVE
	WATER LINE
	15" ST. STORM SEWER
	SANITARY SEWER
	FLARED END SECTION
	DRAINAGE SHALE
	SAN. MANHOLE
	WATER MAIN
	WATER MAIN
	THRUST BLOCK



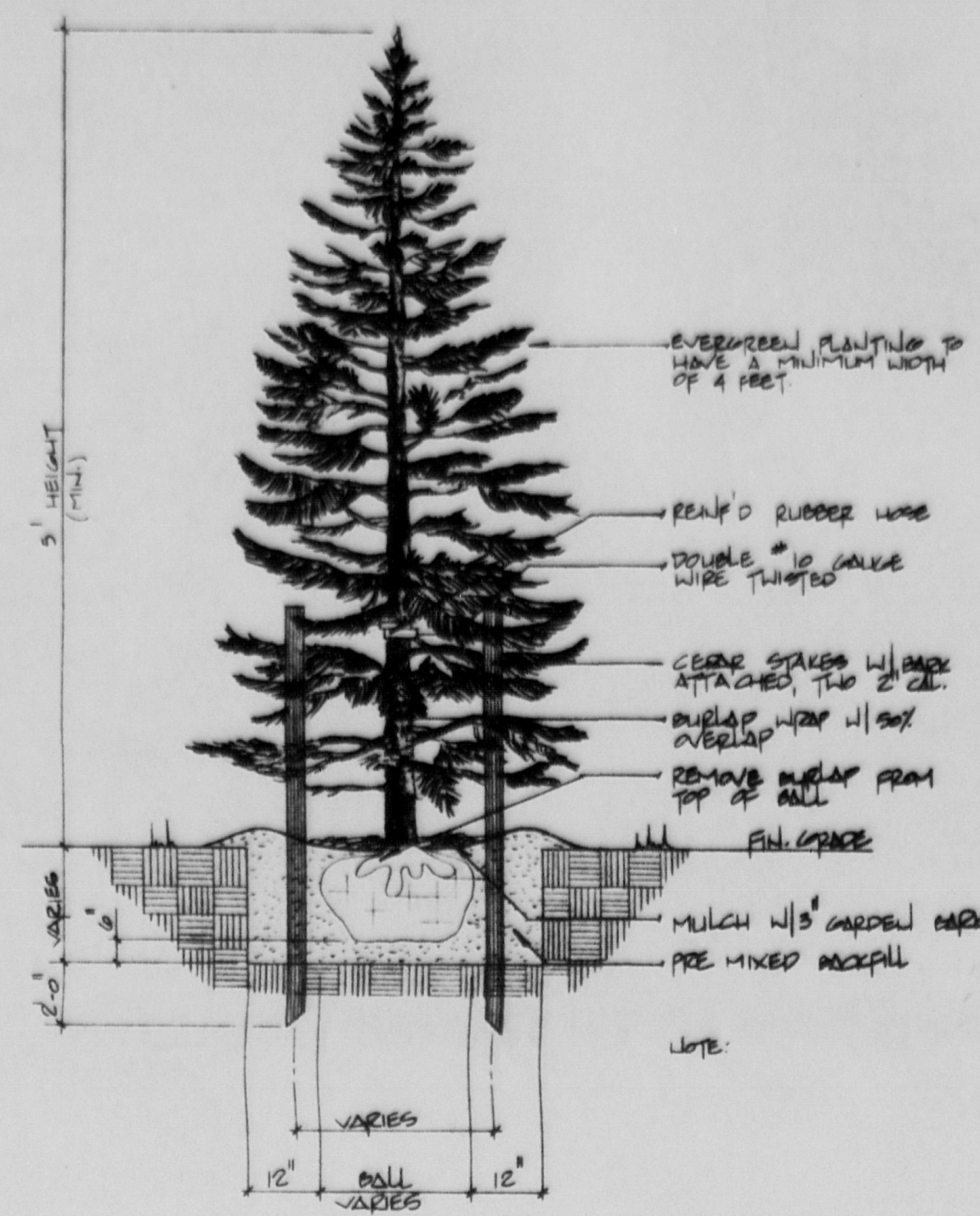
TOWN OF NEW WINDSOR, N.Y. SITE PLAN
PLANNING BOARD APPROVED AND RECOMMENDED FOR THE BOARD
ON SEP-3-1991
BY RONALD LANCER, SECRETARY
APPROVED BY THE BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N.Y.
DATE: 6-14-1991

Shaw Engineering
Consulting Engineers
744 Broadway Newburgh, N.Y. 12550

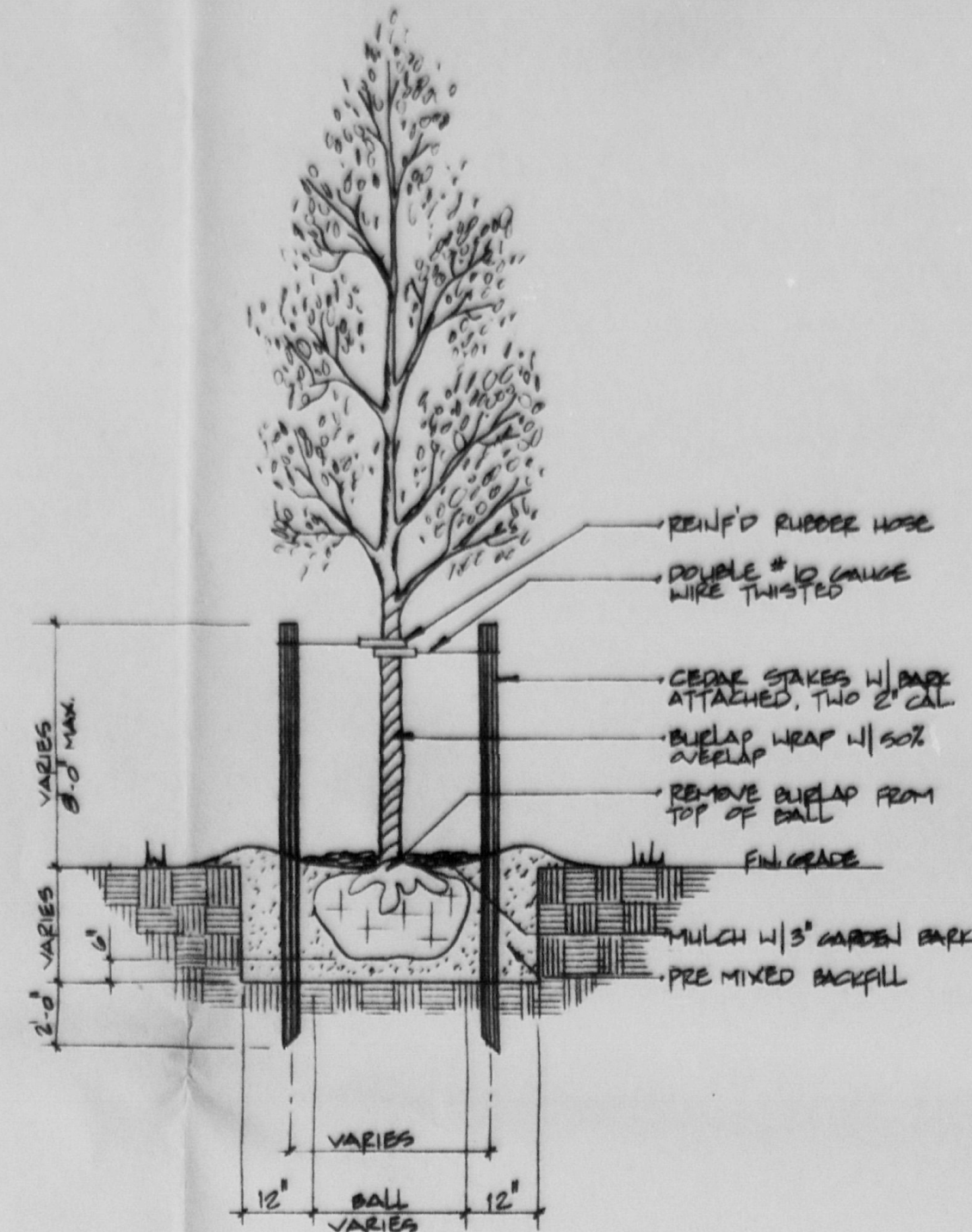
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1	PER PLANNING BOARD COMMENTS	7-15-1991
ISSUE	REVISION	DATE
Drawn By: R.J.	Checked By: G.J.S.	Scale: 1"=30'
Date: 6-14-1991		
Project: NEW FACILITY FOR AIR PRODUCTS, INC.		Project No. 9103
SHEET: 1 OF 3		



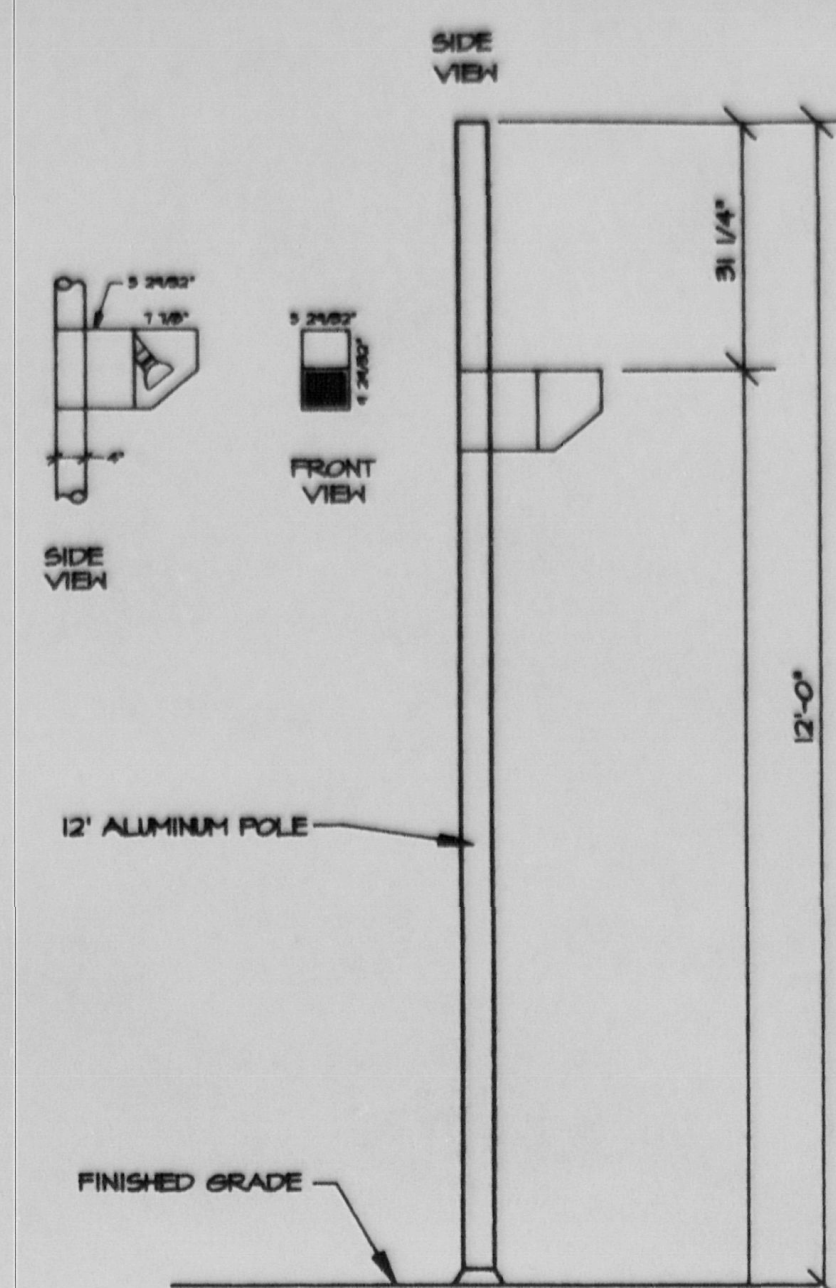
7
SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON SEP - 3 1991
BY *Ronald Lander*
RONALD LANDER
SECRETARY



TREE PLANTING DETAIL

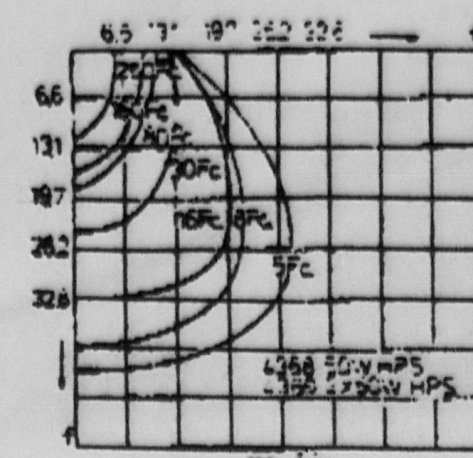


TREE PLANTING DETAIL



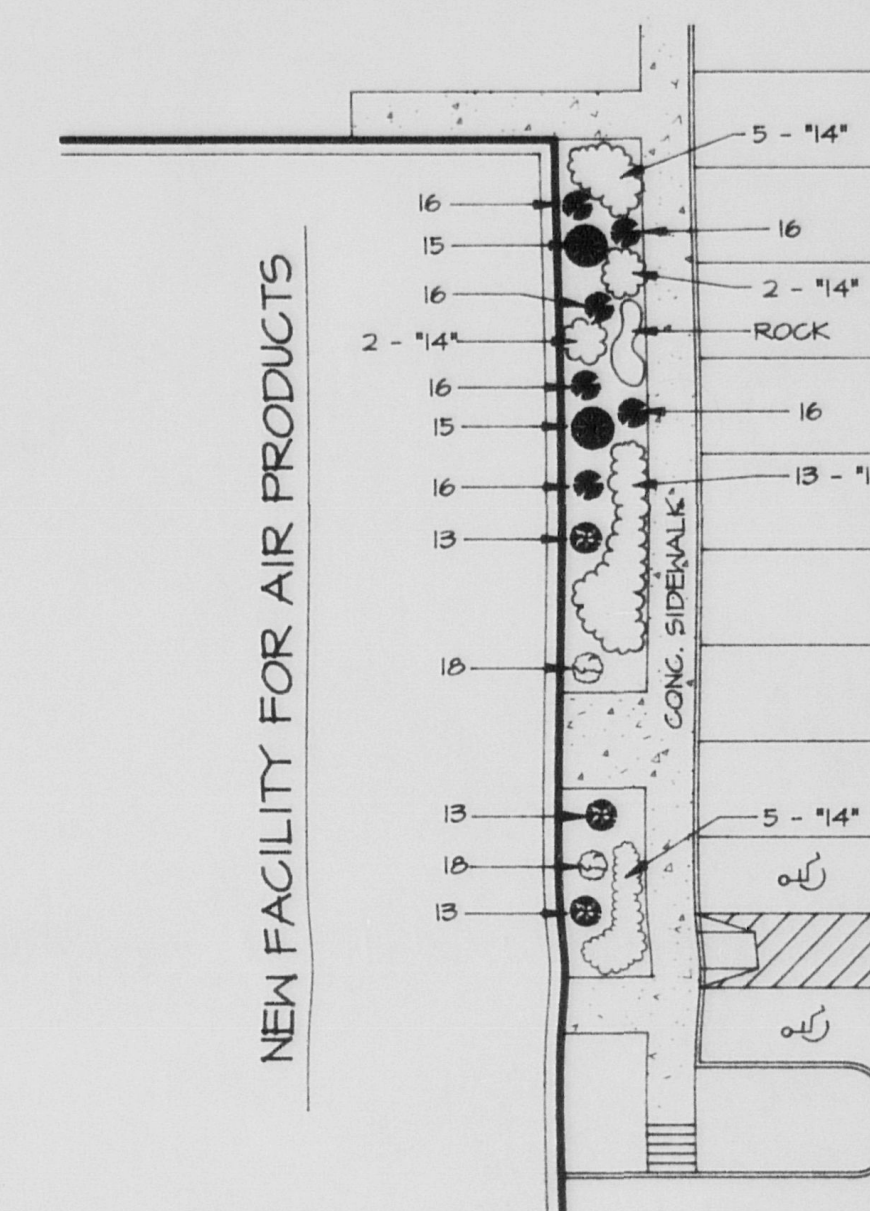
TYPE "A" - POLE MOUNTED LIGHT FIXTURE

"THE POLE MOUNTED LOUVER" by Staff Lighting
Basic unit consisting of beveled luminaire(s), polehead clamp and a 4" dia. x 12' height extruded aluminum pole.
Pole includes: wiring access door with cover, welded base, cover, anchor bolts, and mounting template
4369
LAMPHOLDER: medium base
LAMP USED: 2 x 50 W
HPS E-17, 8000 lumens
MATERIAL: cast and extruded aluminum, anodized aluminum louver and reflector safety glass
VOLTAGE: 277 V
FINISH: BK (Black)

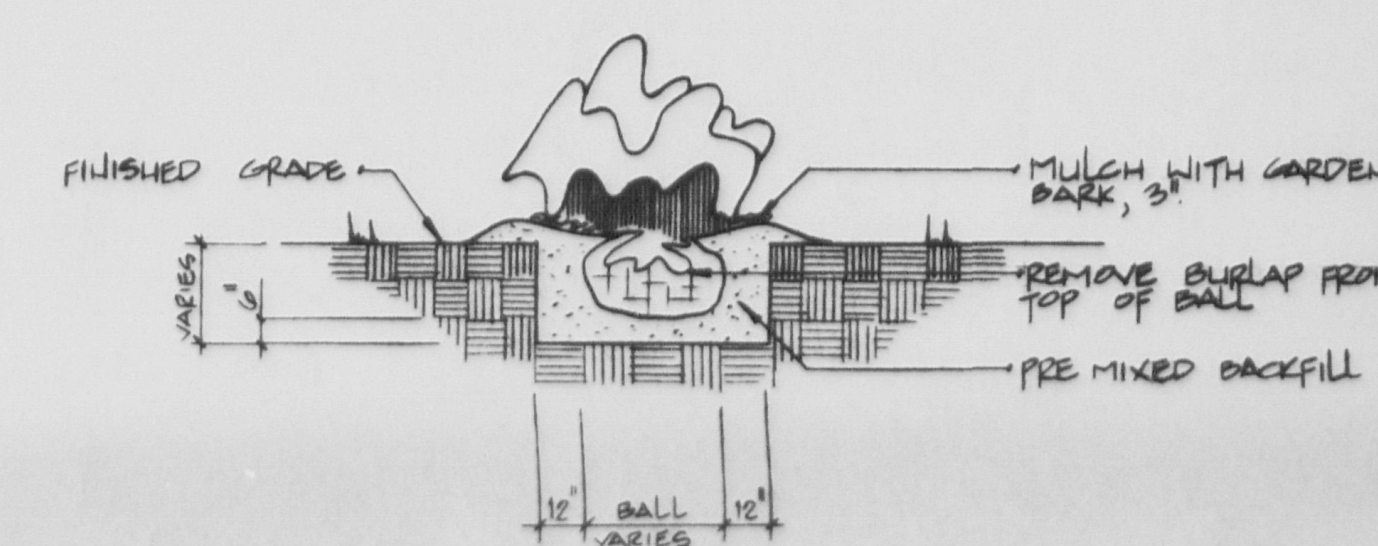


PLANT LIST			
KEY	COMMON NAME	QUANT.	HEIGHT
1	EASTERN WHITE PINE	6	7 - 8'
2	SHADEMASTER LOCUST	2	12 - 14' (2 - 2 1/2 CAL)
3	RED SUNSET MAPLE	7	12 - 14' (2 - 2 1/2 CAL)
4	PIN OAK	6	12 - 14' (2 - 2 1/2 CAL)
5	SHOEDRIFT WHITE FLOWERING CRAB	2	6 - 7'
6	NORWAY SPRUCE	5	7 - 8'
7	DOUBLE FILE VIBURNUM	2	3 - 4'
8	RADIANT FLOWERING CRAB	1	6 - 7'
9	SEA GREEN JUNIPER	6	18 - 24'
10	COMPACT WINGED BURNING BUSH	13	24 - 30'
11	HEITZ BLUE JUNIPER	12	24 - 30'
12	DARK AMERICAN ARBORVITAE	12	4 - 5'
13	HICHTA BLUE JUNIPER	3	5 - 6'
14	GRANBERRY COTONEASTER	27	15 - 18'
15	FRAGRANT VIBURNUM	2	3 - 4'
16	KOREAN AZALEA	6	18 - 24'
17	KORSA DOBWOOD	1	6 - 7'
18	DENSE SPREADING YEW	2	18' - 24'

LEGEND	
▲	TYPE "A" - POLE MOUNTED LIGHT FIXTURE
■	TYPE "B" - BOLLARD LIGHT FIXTURE
□	TYPE "C" - WALL MOUNTED LIGHT FIXTURE



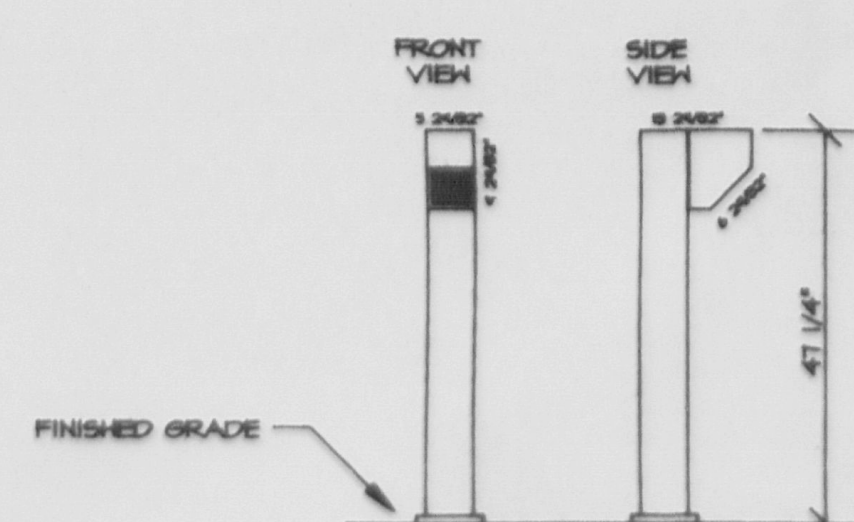
BUILDING PLANTER DETAIL



SHRUB PLANTING DETAIL

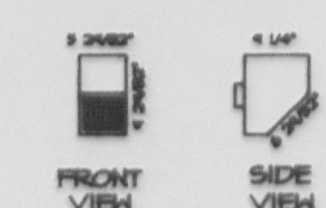
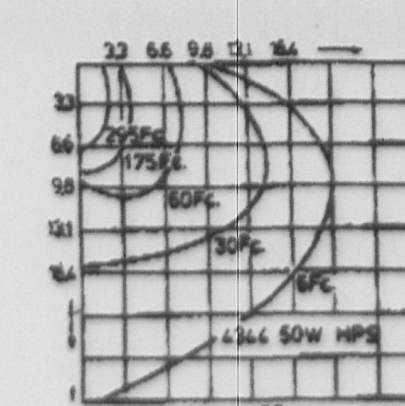
SITE PLAN APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON SEP 3 1991 BY RONALD LANDER SECRETARY

NOTE: SITE LIGHTING AND LANDSCAPING PROVIDED BY DYAMI, P.C.



TYPE "B" - BOLLARD LIGHT FIXTURE

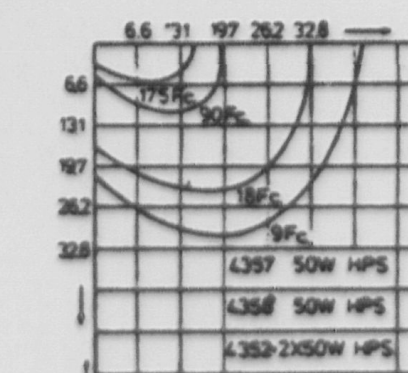
"THE BEVELED LOUVER BOLLARD" by Staff Lighting
Bollard luminaire, cast and extruded aluminum anodized aluminum louver and reflector gasketed safety glass. Extruded aluminum column with cast aluminum access door, base plate, anchor bolts and template.
4344
LAMPHOLDER: medium base
LAMP USED: 1 x 50 W
HPS E-17, 4000 lumens
MATERIAL: cast and extruded aluminum, anodized aluminum louver and reflector safety glass
VOLTAGE: 120 V
FINISH: BK (Black)



TYPE "C" - WALL MOUNTED LIGHT FIXTURE

4357
LAMPHOLDER: medium base
LAMP USED: 1 x 50 W
HPS E-17, 4000 lumens
MATERIAL: sheet aluminum, anodized aluminum louver and reflector
VOLTAGE: 277 V
FINISH: BK (Black)

"THE LOUVER" by Staff Lighting
Wall mounted luminaire, aluminum housing with anodized aluminum louver and reflector, gasketed safety glass.



Shaw Engineering
Consulting Engineers
744 Broadway Newburgh, N.Y. 12550

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ISSUE	PER PLANNING BOARD COMMENTS	DATE
1	PER PLANNING BOARD COMMENTS	7-15-1991

Drawn By: RJ Drawing: LIGHTING & LANDSCAPING PLAN
Checked By: G.J.S. Project: NEW FACILITY FOR AIR PRODUCTS, INC.
Scale: 1"=30'
Date: 6-14-1991
TOWN OF NEW WINDSOR, N.Y.